REPORT TO

CELIA HOOPER

ON

GEOTECHNICAL ASSESSMENT
(In Accordance with Pittwater Council Risk Management Policy)

FOR

PROPOSED NEW HOUSE

AT

266 WHALE BEACH ROAD, WHALE BEACH, NSW

Date: 7 July 2020
Ref: 33313Zrpt

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1 INTRODUCTION

This report presents the results of our geotechnical assessment of the site at 266 Whale Beach Road, Whale Beach, NSW. The location of the site is shown in Figure 1. The assessment was commissioned by Allen de Carteret, Architect, on behalf of Celia Hooper, by returned 'Acceptance of Proposal' form, dated 23 June 2020. The commission was on the basis of our proposal (Ref P51968Z Whale Beach) dated 3 June 2020. The site was inspected by the author of this report on 25 June 2020, in order to assess the existing stability of the site and the effect on stability of the proposed development.

Details of the proposed development are presented in Section 5 below. In summary, however, it is proposed to demolish the existing improvements and to construct a new three storey house over a part basement. Excavations to a maximum depth of approximately 6m will be required.

This report has been prepared in accordance with the requirements of the Geotechnical Risk Management Policy for Pittwater (2009) as discussed in Section 6 below. We understand that the report will be submitted to Council as part of the DA documentation. Our report is therefore preceded by the completed Council Forms 1 and 1a.

We note that Jack Hodgson Consultants Pty Ltd prepared a Risk Analysis & Management report (Ref: VT 25934) dated 21 November 2008 for a similar development of the site. Where relevant, we have referred to the above report.

2 ASSESSMENT METHODOLOGY

This stability assessment is based upon a detailed inspection of the topographic, surface drainage and geological conditions of the site and its immediate environs. These features were compared to those of other similar lots in neighbouring locations to provide a comparative basis for assessing the risk of instability affecting the proposed development. The attached Appendix A defines the terminology adopted for the risk assessment together with a flowchart illustrating the Risk Management Process based on the guidelines given in AGS 2007c (Reference 1).

A summary of our observations is presented in Section 3 below. Our specific recommendations regarding the proposed development are discussed in Section 7, following our geotechnical assessment.

The attached Figure 2 presents a geotechnical sketch plan showing the principal geotechnical features present at the site. Figure 2 is based on the survey plan prepared by Bee & Lethbridge (Ref 14494, dated 24.03.04). Additional features on Figure 2 have been measured by hand held inclinometer and tape measure techniques and hence are only approximate. Should any of the features be critical to the proposed development, we recommend they be located more accurately using instrument survey techniques. Figure 3 presents a typical cross-section through the site based on the survey data augmented by our mapping observations.

3 SUMMARY OF OBSERVATIONS

We recommend that the summary of observations which follows be read in conjunction with the attached Figure 2.

- The site is located on the northern, uphill side of Whale Beach Road over the mid-reaches of a south facing hillside. The site is roughly rectangular in plan being approximately 54m deep (north to south) by approximately 15.4m wide (east to west) and has an overall slope down to the south of about 24^0. The lower portion of the site had, however, been terraced to accommodate the existing improvements.
- The southern portion of the site was occupied by a two-storey clad house. Access to the property was by means of a concrete driveway which extended up from the east at approximately 13^0 to a sandstone garage and adjacent parking bay located in front of the western side of the house. From the driveway steps extended up to the front of the house and the roof of the garage, which was approximately 0.75m lower than the ground floor level of the house. A sandstone wall retained a garden area a maximum of 1.9m above the driveway. This wall appeared in poor to moderate condition with extensively eroded grout and signs of tilting. A second sandstone wall retained the parking bay a maximum of 1.8m above Whale Beach Road; this wall appeared in reasonable condition.
- Access to the rear yard was by means of steps up each side of the house. The steps on the eastern side were in poor condition with signs of settlement and were supported to a maximum height of 1.8m above the ground floor level by a sandstone block wall. The neighbouring property was supported up to 1m above the steps by a sandstone block wall, which was in poor condition and was leaning over. The steps on the western side had an intermediate an upper landing which were supported by sandstone walls 0.9m and 1.6m high, respectively.
- A covered veranda extended along the rear elevation of the house. A sandstone wall generally 0.4m high but 1.1m high in front of the steps on either end of the house supported a narrow-paved area above the veranda. A second sandstone wall 0.3m high supported a narrow lawn area above the paved area. A third sandstone wall 1.1m high supported the hillside above the lawn area. All three of these walls were in moderate to poor condition.
- From the crest of the upper wall described above, the hillside sloped up towards the northern site boundary, at approximately 24^0. The upper slope was densely vegetated and generally inaccessible.
- A neighbouring three-storey house partly abutted the western site boundary. This house appeared in good condition when viewed from within the subject site and from the street frontage. Ground levels across the common boundary were essentially similar. A two-storey clad framed house was located approximately 3m beyond the eastern site boundary. This house appeared in reasonable condition when viewed from within the subject site and from the street frontage. Ground levels across the common boundary were essentially similar, except adjacent to the steps up the eastern side of the house where the neighbouring property was retained up to 1m above the steps and adjacent to the three retaining walls within the rear yard of the subject site, which were retained up to 1m above the neighbouring property.

- Whale Beach Road appears to have been formed by cut and fill and concrete kerbs and gutters have been provided along both sides. On the uphill side, vegetation, and stone walls cover most of the batter.

4 SUBSURFACE CONDITIONS

Two cored boreholes (BH1 and BH2) and one hand augered borehole (A) were completed at the locations indicated on Figure 2 as part of the Jack Hodgson Consultants report. Copies of the borehole logs and core photographs are attached to our report.

In general, however, the subsurface profile as determined from the boreholes comprises colluvial and residual sandy clays and clays of low plasticity and variable strength which were encountered to depths of at least 5m. Weathered sandstone floaters or bands were present within the soil profile. Groundwater was not encountered.

The 1:100,000 geological map of Sydney indicates that the bedrock underlying the site comprises interbedded sandstone, siltstone and shale of the Narrabeen Group.

5 PROPOSED DEVELOPMENT

We understand from the provided architectural drawings (SK 002, 004, 100, 101 to 104, 200, 201, 202, 300, 301 and 303) prepared by Studio deCa, that following demolition of existing improvements, the proposed development will comprise the construction of a three-storey house over a part in-ground ground floor level. The building will be constructed in stepped fashion into the hillside and will require a maximum excavation depth of approximately 6m to achieve the ground floor level at RL38.0m. The excavation will be set back a minimum of 1m from the side boundaries. We have assumed that typical structural loads for this type of development apply.

The footprint of the proposed development and a typical section are indicated on Figures 2 and 3.

6 GEOTECHNICAL ASSESSMENT

The site is located on a hillside having an overall slope of approximately 24^0, appears well drained and is underlain by moderately deep colluvial and residual soils over extremely and highly bedrock. Other than poor condition retaining walls, our inspection indicated no evidence of any recent mass soil and/or rock slope instability or down slope soil creep.

6.1 Potential Landslide Hazards

We consider that the potential landslide hazards associated with the site to be the following:

A Stability of existing retaining walls.

B Stability of natural hillside slope above existing/proposed house.

C Stability of the slope below existing/proposed house.

D Stability of bulk excavation.

E Stability of proposed retaining walls.

These potential hazards are indicated in schematic form on the attached Figure 3.

6.2 Risk Analysis

The attached Table A summarises our qualitative assessment of each potential landslide hazard and of the consequences to property should the landslide hazard occur. Use has been made of data in MacGregor *et al* (2007) to assist with our assessment of the likelihood of a potential hazard occurring. Based on the above, the qualitative risks to property have been determined. The terminology adopted for this qualitative assessment is in accordance with Table A1 given in Appendix A. Table A indicates that the assessed risk to property associated with the proposed development varies between Low and Very Low, which would be considered 'acceptable' in accordance with the criteria given in Reference 1 and the Pittwater Council Risk Management Policy.

We have also used the indicative probabilities associated with the assessed likelihood of instability to calculate the risk to life. The temporal, evacuation, special and vulnerability factors that have been adopted are given in the attached Table B together with the resulting risk calculation. Our assessed risk to life for the person most at risk associated with the proposed development is about 10^{-6} or less. This would be considered to be 'acceptable' in relation to the criteria given in Reference 1 and the Pittwater Council Risk Management Policy.

6.3 Risk Assessment

The Pittwater Risk Management Policy requires suitable measures 'to remove risk'. It is recognised that, due to the many complex factors that can affect a site, the subjective nature of a risk analysis, and the imprecise nature of the science of geotechnical engineering, the risk of instability for a site and/or development cannot be completely removed. It is, however, essential that risk be reduced to at least that which could be reasonably anticipated by the community in everyday life and that landowners are made aware of reasonable and practical measures available to reduce risk as far as possible. Hence, where the policy requires that 'reasonable and practical measures have been identified to remove risk', it means that there has been an active process of reducing risk, but it does not require the geotechnical engineer to warrant that risk has been completely removed, only reduced, as removing risk is not currently scientifically achievable.

Similarly, the Pittwater Risk Management Policy requires that the design project life be taken as 100 years unless otherwise justified by the applicant. This requirement provides the context within which the geotechnical risk assessment should be made. The required 100 years baseline broadly reflects the expectations of the community for the anticipated life of a residential structure and hence the timeframe to be considered when undertaking the geotechnical risk assessment and making recommendations as to the appropriateness of a development, and its design and remedial measures that should be taken to control risk. It is recognised that in a 100 year period external factors that cannot reasonably be foreseen may affect the geotechnical risks associated with a site. Hence, the Policy does not seek the geotechnical engineer to warrant the development for a 100 year period, rather to provide a professional opinion that foreseeable geotechnical risks to which the development may be subjected in that timeframe have been reasonably considered.

Our assessment of the probability of failure of existing structural elements such as retaining walls (where applicable) is based upon a visual appraisal of their type and condition at the time of our inspection. Where existing structural elements such as retaining walls will not be replaced as part of the proposed development, where appropriate we identify the time period at which reassessment of their longevity seems warranted.

In preparing our recommendations given below we have adopted the above interpretations of the Risk Management Policy requirements. We have also assumed that no activities on surrounding land which may affect the risk on the subject site would be carried out. We have further assumed that all Council's buried services are, and will be regularly maintained to remain, in good condition.

We consider that our risk analysis has shown that the site and existing and proposed development can achieve the 'Acceptable Risk Management' criteria in the Pittwater Risk Management Policy provided that the recommendations given in Section 7 below are adopted. These recommendations form an integral part of the Landslide Risk Management Process.

7 COMMENTS AND RECOMMENDATIONS

We consider that the proposed development may proceed provided the following specific design, construction and maintenance recommendations are adopted to maintain and reduce the present risk of instability of the site and to control future risks. These recommendations address geotechnical issues only and other conditions may be required to address other aspects.

7.1 Conditions Recommended to Establish the Design Parameters

7.1.1 Subject to inspection by a geotechnical engineer, temporary batters for the proposed excavation should be no steeper than 1 Vertical (V) in 1 Horizontal (H) within the soil profile and extremely weathered rock, and vertical in competent rock. All surcharge and footing loads must be kept well clear of the excavation perimeter.

7.1.2 Where the required batters cannot be accommodated within the site geometry, or where not preferred, a retention system would be required and should be installed prior to excavation commencing. We anticipate that most, if not all, excavations over about 1m in depth will require this type of support. We recommend the retention system comprise an anchored soldier pile wall with reinforced shotcrete infill panels. The infill panels must be progressively installed as excavation proceeds (ie. at maximum 1.8m depth intervals). The anchors should also be progressively installed progressively as excavation proceeds. Design parameters for anchored walls are provided in Section 7.1.7 below.

7.1.3 Where anchors are to run below adjoining properties, then the permission of the owners must be obtained before installation.

7.1.4 Continuous vibration monitoring must be carried out during rock excavations. The ground vibration measured as peak particle velocity must not exceed 5mm/sec along the eastern and western site boundaries.

7.1.5 All proposed footings must be founded in bedrock and this will probably require the use of piles. The footings should be designed for an allowable bearing pressure of 600kPa, subject to inspection by a geotechnical engineer prior to pouring. It is possible that this allowable bearing pressure may be increased following the geotechnical report recommended in 7.2.1 below.

7.1.6 The surface water discharging from the new roof and paved areas must be diverted to outlets for controlled discharge to the existing stormwater system which appears to drain to the south.

7.1.7 The proposed new retaining walls should be designed using the following parameters:

- For free standing cantilever walls, adopt a triangular lateral earth pressure distribution and an ‘active’ earth pressure coefficient, K_a, of 0.3, for the retained height, assuming a horizontal retained surface.
- For cantilever walls, the tops of which are restrained/propped, or where deflections need to be reduced, adopt a triangular lateral earth pressure distribution and an ‘at-rest’ earth pressure coefficient, k_o of 0.6, for the retained height, assuming a horizontal retained surface.

- Where the retained surface has up to a 30^0 slope, the above earth pressure coefficients should be increased to .9 and 1.8, respectively.
- A bulk unit weight of $20kN/m^3$ should be adopted for the soil profile.
- For anchored retention systems, adopt a trapezoidal lateral earth pressure distribution of 6H (KPa), where H is the retained height in metres. These pressures should be assumed to be uniform over the central 50% of the support system.
- Any surcharge affecting the walls (eg. traffic loading, live loading, compaction stresses, etc) should be allowed in the design using the appropriate earth pressure coefficients from above. The sloping retained surface above anchored retention systems should be taken as a surcharge using an 'at-rest' earth pressure coefficient.
- The retaining walls should be provided with complete and permanent drainage of the ground behind the walls. The subsoil drains should incorporate a non-woven geotextile fabric (eg. Bidim A34), to act as a filter against subsoil erosion.
- Toe resistance of the wall may be achieved by keying/socketing the footing/pile into the material below bulk excavation level. An allowable lateral stress of 200kPa may be adopted for design, subject to inspection by a geotechnical engineer.
- Anchors should have a bond length of at least 3m with the bond length entirely behind the 'active' wedge, taken as 30^0 to the vertical. An allowable bond strength of 60kPa should be adopted for the extremely weathered bedrock, though we recommend that anchors should be a design and construct sub-contract.

7.1.8 A methodology for supporting the stepped rear excavation must be developed based on the

Results to be presented in the geotechnical report recommended in 7.2.1 below. It may be feasible

to support the upper cut faces with an anchored retaining wall and to batter the lower cut face (if conditions improve at depth). It is unlikely that the natural stone retaining walls shown on the architectural drawings will have the structural capacity to support the steep cuts with a steep hillside above.

7.1.9 The global stability of the proposed excavation must be checked. Parameters for use in the global stability analysis must be provided in the geotechnical report recommended in 7.2.1 below.

7.1.10 The guidelines for Hillside Construction given in Appendix B should also be adopted.

7.2 Conditions Recommended to the Detailed Design to be Undertaken for the Construction Certificate

7.2.1 Given that the previously drilled boreholes do not extend to the proposed bulk excavation level and have not proven bedrock, at least two additional boreholes should be core drilled in the vicinity of the previously drilled boreholes to depths of 2m below bulk excavation level or to prove at least 2m of bedrock, whichever is deeper. In addition, two boreholes should be drilled upslope for the upper cut and anchors. A geotechnical report should accompany the new boreholes. The information from the additional boreholes may allow the allowable bearing pressure indicated in 7.1.5 above, to be increased. Also, a recommended methodology for supporting the rear cut face must be provided together with parameters to check the global stability of the rear excavation face.

7.2.2 All structural design drawings must be reviewed by the geotechnical engineer who should endorse that the recommendations contained in this report have been adopted in principle.

7.2.3 All hydraulic design drawings must be reviewed by the geotechnical engineer who should endorse that the recommendations contained in this report have been adopted in principle.

7.2.4 All landscape design drawings must be reviewed by the geotechnical engineer who should endorse that the recommendations contained in this report have been adopted in principle.

7.2.5 Dilapidation surveys must be carried out on the neighbouring buildings and structures to the east and west. A copy of the dilapidation report must be provided to the neighbours and Council or the Principle Certifying Authority.

7.3 Conditions Recommended During the Construction Period

7.3.1 An excavation/retention methodology must be prepared prior to bulk excavation commencing. The methodology must include but not be limited to proposed excavation techniques, the proposed excavation equipment, excavation sequencing, geotechnical inspection intervals or hold points, vibration monitoring procedures, monitor locations, monitor types, contingency plans in case of exceedances.

7.3.2 The excavation/retention methodology must be reviewed and approved by the geotechnical engineer.

7.3.3 The approved excavation/retention methodology must be followed. Any variations must first be approved by the geotechnical engineer.

7.3.4 Bulk excavations must be progressively inspected by the geotechnical engineer as excavation proceeds and prior to shotcrete application. We recommend inspections at 1.5m vertical depth intervals and on completion.

7.3.5 Proposed material to be used for backfilling behind retaining walls in critical areas must be approved by the geotechnical engineer prior to placement. Critical areas are defined as areas where post construction settlement needs to be reduced (eg. paved areas).

7.3.6 Compaction density of the backfill material in the above critical areas must be checked by a NATA registered laboratory to at least Level 2 in accordance with, and to the frequency outlined in, AS3798, and the results submitted to the geotechnical engineer.

7.3.7 All rock anchors must be proof-tested to 1.3 times the working load. In addition, the anchors must be subjected to lift-off testing no sooner than 24 hours after locking off at the working load. The proof-testing and lift-off tests must be witnessed by the geotechnical engineer. The anchor contractor must provide the geotechnical engineer with all field records including anchor installation and testing records.

7.3.8 The geotechnical engineer must inspect all footing excavations and or pile holes prior to placing reinforcement or pouring the concrete.

7.3.9 If they are to be retained, the existing stormwater system, sewer and water mains must be checked for leaks by using static head and pressure tests under the direction of the hydraulic engineer or architect, and repaired if found to be leaking.

7.3.10 The geotechnical engineer must inspect all subsurface drains prior to backfilling.

7.3.11 An 'as-built' drawing of all buried services at the site must be prepared (including all pipe diameters, pipe depths, pipe types, inlet pits, inspection pits, etc), and a copy provided to the geotechnical engineer.

7.3.12 The geotechnical engineer must confirm that the proposed alterations and additions have been completed in accordance with the geotechnical reports.

We note that all above Conditions must be complied with. Where this has not been done, it may not be possible for Form 3, which is required for the Occupation Certificate to be signed.

7.4 Conditions Recommended for Ongoing Management of the Site/Structure(s)

The following recommendations have been included so that the current and future owners of the subject property are aware of their responsibilities:

7.4.1 All existing and proposed surface (including roof) and subsurface drains must be subject to ongoing and regular maintenance by the property owners. In addition, such maintenance must also be carried out by a plumber at no more than ten yearly intervals; including provision of a written report confirming scope of work completed (with reference to the 'as-built' drawing) and identifying any required remedial measures.

7.4.2 Any existing retaining walls which are retained, must be inspected by a structural engineer at no more than five yearly intervals; including the provision of a written report confirming scope of work completed and identifying any required remedial measures.

7.4.4 No cut or fill in excess of 0.5m (eg. for landscaping, buried pipes, retaining walls, etc), is to be carried out on site without prior consent from Pittwater Council.

7.4.5 Where the structural engineer has indicated a design life of less than 100 years then the structure and/or structural elements must be inspected by a structural engineer at the end of their design life; including a written report confirming scope of work completed and identifying the required remedial measures to extend the design life over the remaining 100 year period.

8 OVERVIEW

It is possible that the subsurface soil, rock or groundwater conditions encountered during construction may be found to be different (or may be interpreted to be different) from those indicated by the boreholes drilled by others. Also, we have not had the opportunity to observe surface run-off patterns during heavy rainfall and cannot comment directly on this aspect. If conditions appear to be at variance or cause concern for any reason, then we recommend that you immediately contact this office.

A waste classification is required for any soil and/or bedrock excavated from the site prior to offsite disposal. Subject to the appropriate testing, material can be classified as Virgin Excavated Natural Material (VENM), Excavated Natural Material (ENM), General Solid, Restricted Solid or Hazardous Waste. Analysis can take up to seven to ten working days to complete, therefore, an adequate allowance should be included in the construction program unless testing is completed prior to construction. If contamination is encountered, then substantial further testing (and associated delays) could be expected. We strongly recommend that this requirement is addressed prior to the commencement of excavation on site.

This report has been prepared for the particular project described and no responsibility is accepted for the use of any part of this report in any other context or for any other purpose. If there is any change in the proposed development described in this report then all recommendations should be reviewed. Copyright in this report is the property of JK Geotechnics. We have used a degree of care, skill and diligence normally exercised by consulting engineers in similar circumstances and locality. No other warranty expressed or implied is made or intended. Subject to payment of all fees due for the investigation, the client alone shall have a licence to use this report. The report shall not be reproduced except in full.

Reference 1: Australian Geomechanics Society (2007c) *'Practice Note Guidelines for Landslide Risk Management'*, Australian Geomechanics, Vol 42, No 1, March 2007, pp63-114.

Reference 2: MacGregor, P, Walker, B, Fell, R, and Leventhal, A (2007) *'Assessment of Landslide Likelihood in the Pittwater Local Government Area'*, Australian Geomechanics, Vol 42, No 1, March 2007, pp183-196.

TABLE A
SUMMARY OF RISK ASSESSMENT TO PROPERTY

POTENTIAL LANDSLIDE HAZARD	A: Instability of Existing Retaining Walls	B: Instability of Natural Hillside Slope Above Existing/Proposed House	C: Instability of Slope Below Existing/Proposed House	D: Instability of Bulk Excavation	E: Instability of Proposed Retaining Walls
Assessed Likelihood	Likely	Unlikely	Rare	Possible	Barely Credible
Assessed Consequence	Minor	Medium	Major	Insignificant	Major
Risk	Moderate	Low	Low	Very Low	Very Low
Comments	Walls will be demolished as part of proposed development	Existing slope will not be disturbed	This will involve deep seated slope instability	Excavation will be retained	Walls will be engineered

TABLE B

SUMMARY OF RISK ASSESSMENT TO LIFE

POTENTIAL LANDSLIDE HAZARD	A: Instability of Existing Retaining Walls	B: Instability of Natural Hillside Slope Above Existing/Proposed House	C: Instability of Slope Below Existing/Proposed House	D: Instability of Bulk Excavation	E: Instability of Proposed Retaining Walls
Assessed Likelihood	Likely	Unlikely	Rare	Possible	Barely Credible
Indicative Annual Probability	10^{-2}	10^{-4}	10^{-5}	10^{-3}	10^{-6}
Persons at Risk	Persons at toe or crest	Persons on slope	Persons in house	Persons at toe or crest	Persons at toe or crest
Number Persons Considered	1	1	1 OR 4	2	2
Duration of Use of Area Affected (Temporal Probability)	0.5 hour/day ie. 0.021	2 hours/day ie. 0.012	20/24 OR 10/24 ie. 0.8 ie. 0.42	8 hours/day for 6 weeks ie. 0.04	2 hours/day ie. 0.08
Probability of Not Evacuating Area Affected	0.1	0.2	0.7 OR 0.3	0.2	0.2
Spatial Probability	1/60 ie. 0.017	25% ie. 0.25	50% ie. 0.5	0.3	0.2
Vulnerability to Life if Failure Occurs Whilst Person Present	0.2	0.3	50% ie. 0.5	0.5	0.5
Risk for Person Most at Risk	7×10^{-8}	1.8×10^{-8}	1×10^{-6} OR 1×10^{-6}	2.4×10^{-6}	3.3×10^{-9}
Total Risk	7×10^{-8}	1.8×10^{-8}	1×10^{-6}	1.2×10^{-6}	1.7×10^{-9}

5. SUBSURFACE INVESTIGATION.

Two diamond drill holes were put down by All Access Drilling, in the location shown on the site plan. One hand Auger hole had been put down for the previous report and is included.

BORE HOLE 1 – Photo 9

0.0 to 1.2	Core Loss (Brown sandy clay, low plasticity, stiff, increasing sand with depth. Layers of ironstone fragments @ 0.5 & 1.0m.)
1.2 to 1.6	Yellow brown to mottled maroon firm to stiff clays
1.6 to 2.9	Core Loss (thin alternating bedding of grey laminated clays and weathered siltstone)
2.9 to 3.1	Grey strongly weathered laminated siltstone
3.1 to 3.5	Grey to maroon sandstone (Class III)
3.5 to 4.3	Light grey stiff laminated clays (derived from siltstone) mottled orange to maroon in places.

End of hole in siltstone & 4.3m.

AUGER HOLE 1.

0.00 to 0.19	Organic TOPSOIL.
0.19 to 1.20	Brown Sandy CLAY, low plasticity, quite stiff, increasing sand with depth.
0.46	Layer of ironstone fragments.
1.02	Layer of ironstone fragments.
1.20 to 1.57	Highly weathered SANDSTONE, white and brown colour.
1.57 to 1.69	Stiff Grey CLAY, low plasticity.
1.69 to 1.74	Interchanging between stiff grey CLAY and weathered SANDSTONE.
1.74 to 2.23	Weathered SANDSTONE, red and brown colour, sandstone fragments.

No groundwater encountered.
Hand auger refusal at 2.23m on rock.

BORE HOLE 2– Photo 10

0.0 to 0.4	Core Loss (Yellow Brown firm to stiff clay)
0.4 to 1.2	Mottled white to maroon sandstone (Class III)
1.2 to 1.5	Yellow brown firm to stiff clay
1.5 to 3.0	Core Loss (thin alternating bedding of grey laminated clays and yellow brown weathered siltstone?)
3.0 to 3.2	Light grey to yellow orange stiff clays with siltstone fragments
3.2 to 3.7	Core Loss (Light grey to yellow orange stiff clays with siltstone fragments)
3.7 to 4.0	Mottled yellow orange to light grey clays with siltstone fragments
4.0 to 4.1	Light grey laminated stiff clays derived from siltstone
4.1 to 4.6	Core Loss (Light grey laminated stiff clays derived from siltstone)
4.6 to 5.0	Grey to maroon mottled firm to stiff clays (derived from shale)

End of hole @ 5.0 metres in clay.

Photo 9

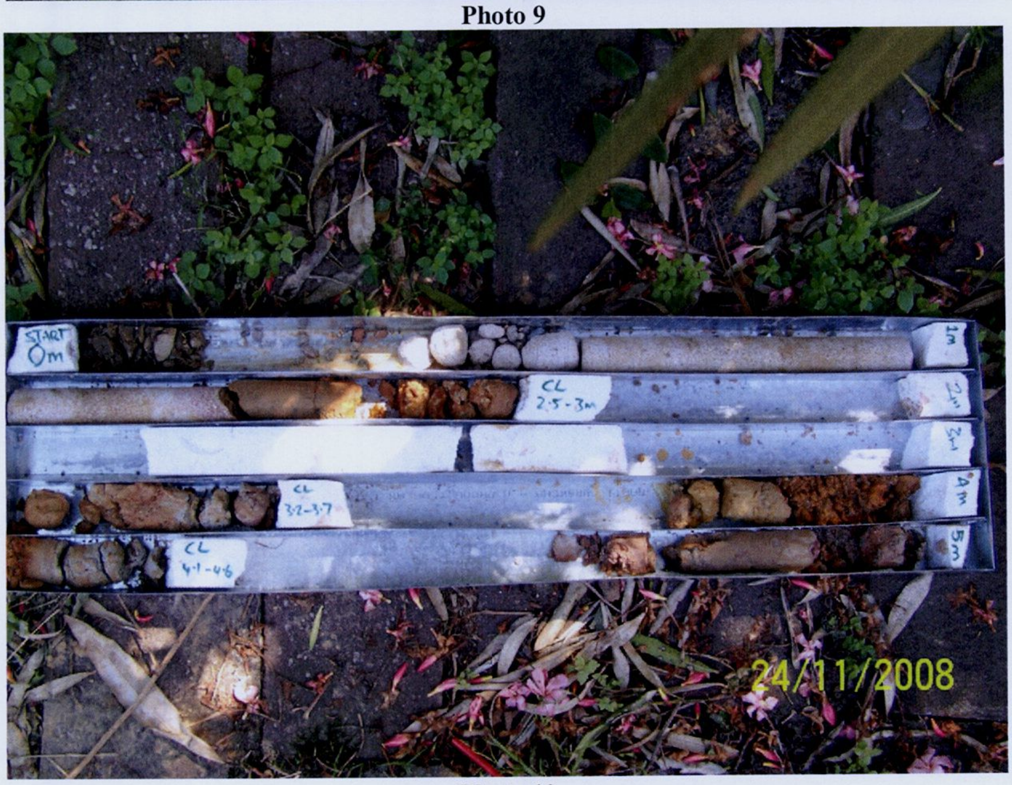


Photo 10

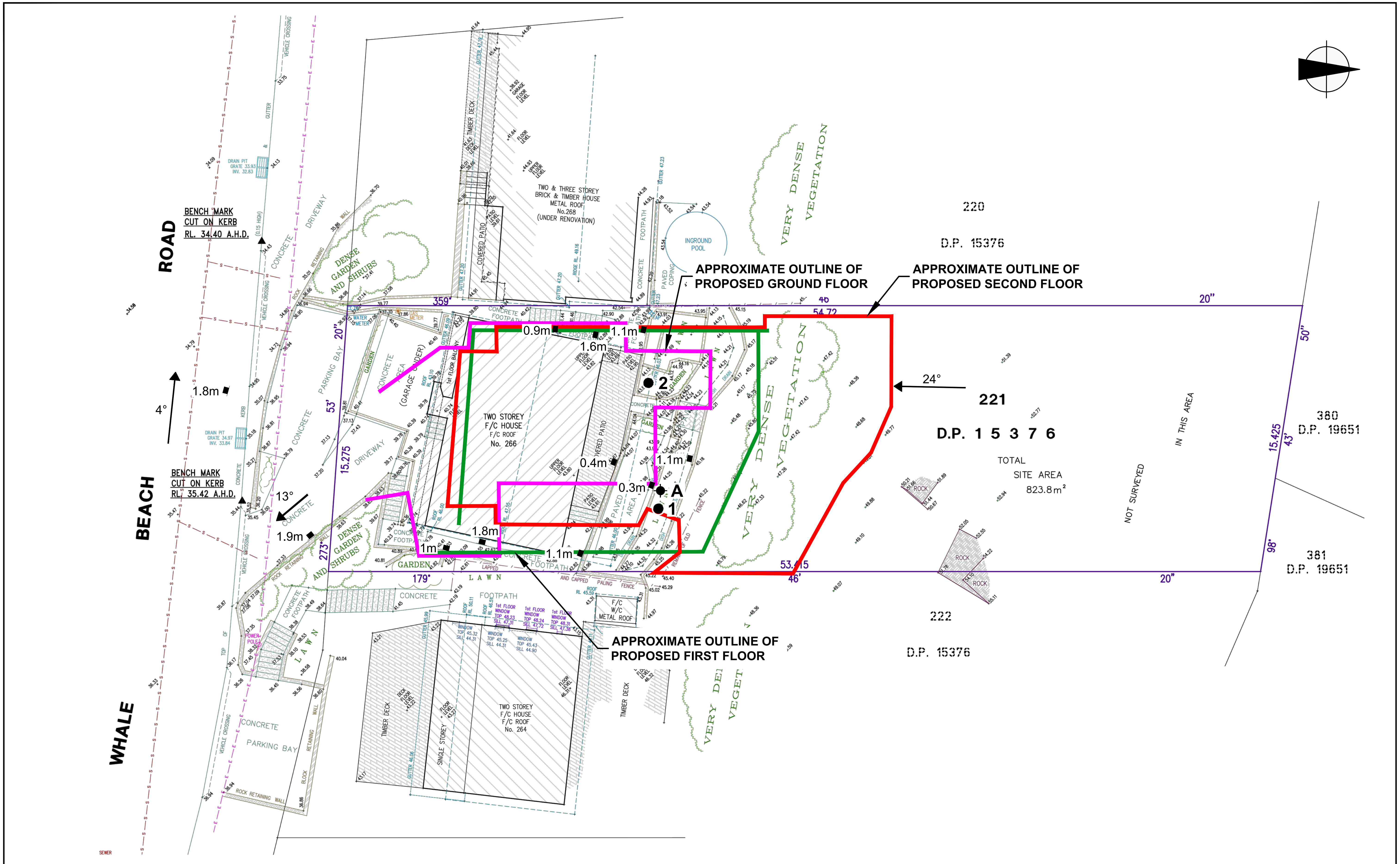
AERIAL IMAGE SOURCE: MAPS.AU.NEARMAP.COM

This plan should be read in conjunction with the JK Geotechnics report.

Title:	**SITE LOCATION PLAN**
Location:	266 WHALE BEACH ROAD, WHALE BEACH, NSW
Report No: 33313Z	Figure No: 1

JKGeotechnics

PLOT DATE: 30/06/2020 10:18:37 AM DWG FILE: Z:\6 GEOTECHNICAL\6F GEOTECHNICAL JOBS\33000'S\33313Z WHALE BEACH\CAD\33313Z.DWG



LEGEND

- CORED BOREHOLE
- HAND AUGER BOREHOLE

NOTES:
1. FOR GEOTECHNICAL MAPPING SYMBOLS REFER TO FIGURE 4.
2. FOR SECTION VIEW REFER TO FIGURE 3.

SCALE 1:200 @A3 METRES (0, 2, 4, 6, 8, 10)

This plan should be read in conjunction with the JK Geotechnics report.

Title:	GEOTECHNICAL SKETCH PLAN
Location:	266 WHALE BEACH ROAD, WHALE BEACH, NSW
Report No:	33313Z
Figure No:	2

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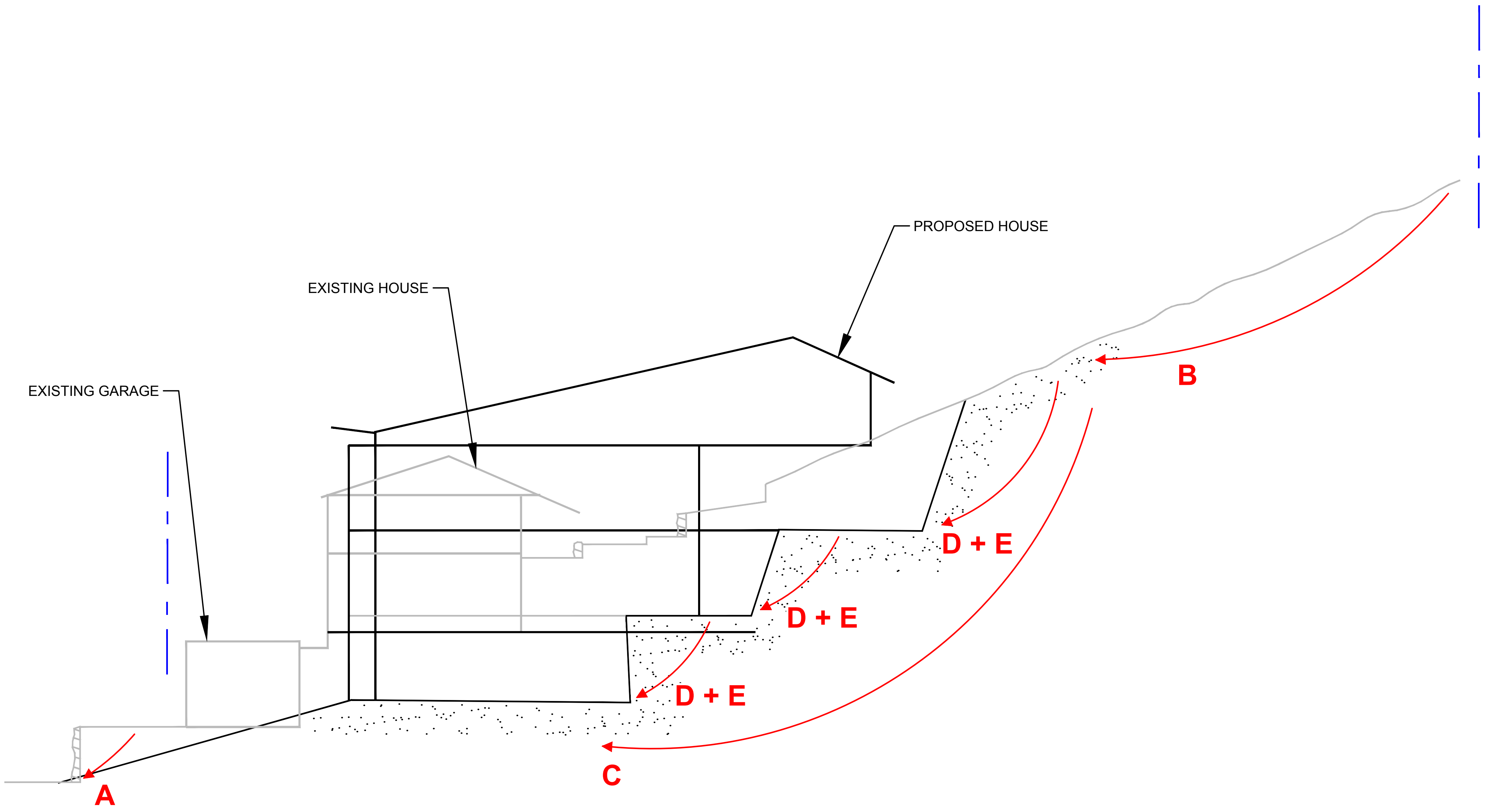

NOTE: FOR HAZARD DESCRIPTIONS REFER TO TABLE A.

SCALE 0 2 4 6 8 10 1:200 @A3 METRES	Title: GEOTECHNICAL SKETCH SECTION SHOWING POTENTIAL LANDSLIDE HAZARDS
This plan should be read in conjunction with the JK Geotechnics report.	Location: 266 WHALE BEACH ROAD, WHALE BEACH, NSW
	Report No: 33313Z
	Figure No: 3
	JKGeotechnics

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TOPOGRAPHY

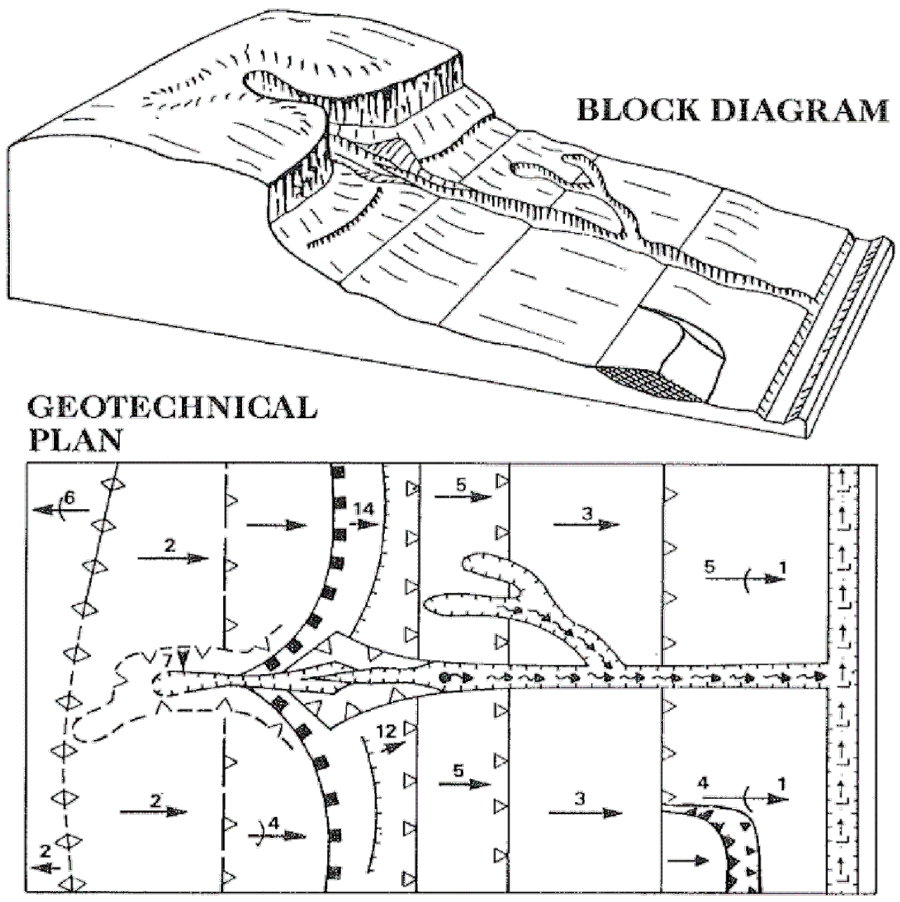
Symbol — *Ground Profile*

- convex / concave — well defined or angular break of slope
- convex / concave — poorly defined or smooth change of slope
- breaks of slope / changes of slope — convex and concave too close together to allow the use of separate symbols
- sharp / rounded — ridge crest
- 3 — Cliff or escarpment or sharp break 40° or more (estimated height in metres)
- 15 Uniform Slope / 10 Concave Slope / 8 Convex Slope — Slope direction and angle (Degrees)
- Top / Bottom — Cut or fill slope, arrows pointing down slope
- Hummocky or irregular ground

OTHER FEATURES

- Boulder
- Seepage/spring
- Swallow hole for runoff
- Natural water course
- Open drain, unlined
- Open drain, lined
- Fenceline
- Property boundary
- Dry Stone Wall
- J —— J 200 — Major joint in rock face (opening in millimetres)
- – T – T – 10 — Tension crack (opening in millimetres)
- Masonry or concrete wall
- Ponding water
- Boggy or swampy area

EXAMPLE OF USE OF TOPOGRAPHIC SYMBOLS:



(After Gardiner, V & Dackombe, R. V. (1983), Geomorphological Field Manual; George Allen & Unwin).

This plan should be read in conjunction with the JK Geotechnics report.	Title: GEOTECHNICAL MAPPING SYMBOLS	
	Location: 266 WHALE BEACH ROAD, WHALE BEACH, NSW	
	Report No: 33313Z	Figure No: 4
	JKGeotechnics	

APPENDIX A

LANDSLIDE RISK

MANAGEMENT

TERMINOLOGY

LANDSLIDE RISK MANAGEMENT

Definition of Terms and Landslide Risk

Risk Terminology	Description
Acceptable Risk	A risk for which, for the purposes of life or work, we are prepared to accept as it is with no regard to its management. Society does not generally consider expenditure in further reducing such risks justifiable.
Annual Exceedance Probability (AEP)	The estimated probability that an event of specified magnitude will be exceeded in any year.
Consequence	The outcomes or potential outcomes arising from the occurrence of a landslide expressed qualitatively or quantitatively, in terms of loss, disadvantage or gain, damage, injury or loss of life.
Elements at Risk	The population, buildings and engineering works, economic activities, public services utilities, infrastructure and environmental features in the area potentially affected by landslides.
Frequency	A measure of likelihood expressed as the number of occurrences of an event in a given time. See also 'Likelihood' and 'Probability'.
Hazard	A condition with the potential for causing an undesirable consequence (the landslide). The description of landslide hazard should include the location, volume (or area), classification and velocity of the potential landslides and any resultant detached material, and the likelihood of their occurrence within a given period of time.
Individual Risk to Life	The risk of fatality or injury to any identifiable (named) individual who lives within the zone impacted by the landslide; or who follows a particular pattern of life that might subject him or her to the consequences of the landslide.
Landslide Activity	The stage of development of a landslide; pre failure when the slope is strained throughout but is essentially intact; failure characterised by the formation of a continuous surface of rupture; post failure which includes movement from just after failure to when it essentially stops; and reactivation when the slope slides along one or several pre-existing surfaces of rupture. Reactivation may be occasional (eg. seasonal) or continuous (in which case the slide is 'active').
Landslide Intensity	A set of spatially distributed parameters related to the destructive power of a landslide. The parameters may be described quantitatively or qualitatively and may include maximum movement velocity, total displacement, differential displacement, depth of the moving mass, peak discharge per unit width, or kinetic energy per unit area.
Landslide Risk	The AGS Australian GeoGuide LR7 (AGS, 2007e) should be referred to for an explanation of Landslide Risk.
Landslide Susceptibility	The classification, and volume (or area) of landslides which exist or potentially may occur in an area or may travel or retrogress onto it. Susceptibility may also include a description of the velocity and intensity of the existing or potential landsliding.
Likelihood	Used as a qualitative description of probability or frequency.
Probability	A measure of the degree of certainty. This measure has a value between zero (impossibility) and 1.0 (certainty). It is an estimate of the likelihood of the magnitude of the uncertain quantity, or the likelihood of the occurrence of the uncertain future event. These are two main interpretations: (i) Statistical – frequency or fraction – The outcome of a repetitive experiment of some kind like flipping coins. It includes also the idea of population variability. Such a number is called an 'objective' or relative frequentist probability because it exists in the real world and is in principle measurable by doing the experiment.

Risk Terminology	Description
Probability ***(continued)***	(ii) Subjective probability (degree of belief) – Quantified measure of belief, judgment, or confidence in the likelihood of an outcome, obtained by considering all available information honestly, fairly, and with a minimum of bias. Subjective probability is affected by the state of understanding of a process, judgment regarding an evaluation, or the quality and quantity of information. It may change over time as the state of knowledge changes.
Qualitative Risk Analysis	An analysis which uses word form, descriptive or numeric rating scales to describe the magnitude of potential consequences and the likelihood that those consequences will occur.
Quantitative Risk Analysis	An analysis based on numerical values of the probability, vulnerability and consequences and resulting in a numerical value of the risk.
Risk	A measure of the probability and severity of an adverse effect to health, property or the environment. Risk is often estimated by the product of probability x consequences. However, a more general interpretation of risk involves a comparison of the probability and consequences in a non-product form.
Risk Analysis	The use of available information to estimate the risk to individual, population, property, or the environment, from hazards. Risk analyses generally contain the following steps: scope definition, hazard identification and risk estimation.
Risk Assessment	The process of risk analysis and risk evaluation.
Risk Control or Risk Treatment	The process of decision-making for managing risk and the implementation or enforcement of risk mitigation measures and the re-evaluation of its effectiveness from time to time, using the results of risk assessment as one input.
Risk Estimation	The process used to produce a measure of the level of health, property or environmental risks being analysed. Risk estimation contains the following steps: frequency analysis, consequence analysis and their integration.
Risk Evaluation	The stage at which values and judgments enter the decision process, explicitly or implicitly, by including consideration of the importance of the estimated risks and the associated social, environmental and economic consequences, in order to identify a range of alternatives for managing the risks.
Risk Management	The complete process of risk assessment and risk control (or risk treatment).
Societal Risk	The risk of multiple fatalities or injuries in society as a whole: one where society would have to carry the burden of a landslide causing a number of deaths, injuries, financial, environmental and other losses.
Susceptibility	See 'Landslide Susceptibility'.
Temporal Spatial Probability	The probability that the element at risk is in the area affected by the landsliding, at the time of the landslide.
Tolerable Risk	A risk within a range that society can live with so as to secure certain net benefits. It is a range of risk regarded as non-negligible and needing to be kept under review and reduced further if possible.
Vulnerability	The degree of loss to a given element or set of elements within the area affected by the landslide hazard. It is expressed on a scale of 0 (no loss) to 1 (total loss). For property, the loss will be the value of the damage relative to the value of the property; for persons, it will be the probability that a particular life (the element at risk) will be lost, given the person(s) is affected by the landslide.

NOTE: Reference should be made to Figure A1 which shows the inter-relationship of many of these terms and the relevant portion of Landslide Risk Management.

Reference should also be made to the paper referenced below for Landslide Terminology and more detailed discussion of the above terminology.

This appendix is an extract from PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT as presented in Australian Geomechanics, Vol 42, No 1, March 2007, which discusses the matter more fully.

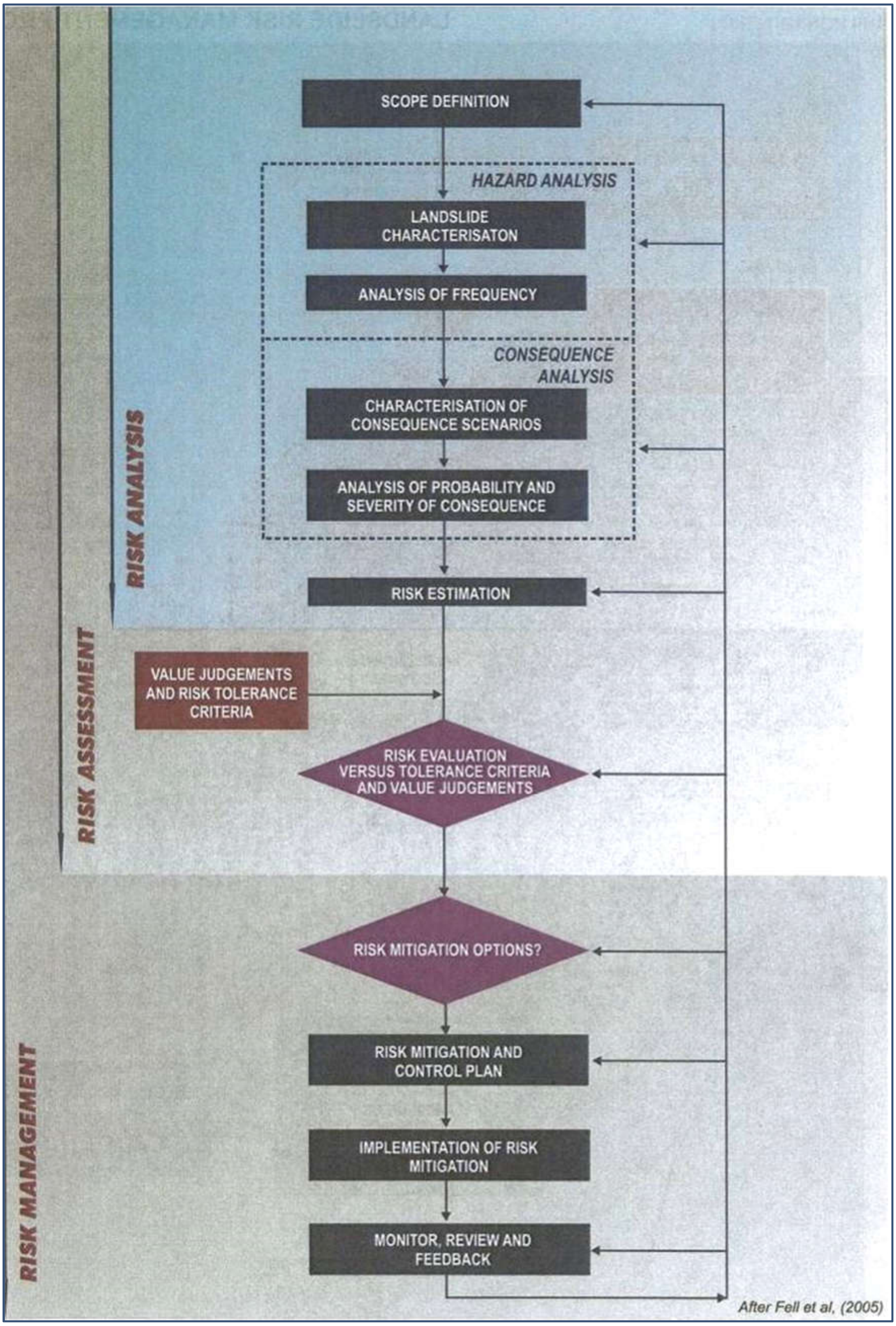


FIGURE A1: Flowchart for Landslide Risk Management.

This figure is an extract from GUIDELINE FOR LANDSLIDE SUSCEPTIBILITY, HAZARD AND RISK ZONING FOR LAND USE PLANNING, as presented in Australian Geomechanics Vol 42, No 1, March 2007, which discusses the matter more fully.

TABLE A1: LANDSLIDE RISK ASSESSMENT
QUALITATIVE TERMINOLOGY FOR USE IN ASSESSING RISK TO PROPERTY

QUALITATIVE MEASURES OF LIKELIHOOD

Approximate Annual Probability		Implied Indicative Landslide Recurrence Interval		Description	Descriptor	Level
Indicative Value	Notional Boundary					
10^{-1}	5×10^{-2}	10 years	20 years	The event is expected to occur over the design life.	ALMOST CERTAIN	A
10^{-2}	5×10^{-3}	100 years	200 years	The event will probably occur under adverse conditions over the design life.	LIKELY	B
10^{-3}	5×10^{-4}	1000 years	2000 years	The event could occur under adverse conditions over the design life.	POSSIBLE	C
10^{-4}	5×10^{-5}	10,000 years	20,000 years	The event might occur under very adverse circumstances over the design life.	UNLIKELY	D
10^{-5}	5×10^{-2}	100,000 years	200,000 years	The event is conceivable but only under exceptional circumstances over the design life.	RARE	E
10^{-6}		1,000,000 years		The event is inconceivable or fanciful over the design life.	BARELY CREDIBLE	F

Note: (1) The table should be used from left to right; use Approximate Annual Probability or Description to assign Descriptor, not *vice versa*.

QUALITATIVE MEASURES OF CONSEQUENCES TO PROPERTY

Approximate cost of Damage		Description	Descriptor	Level
Indicative Value	Notional Boundary			
200%	100%	Structure(s) completely destroyed and/or large scale damage requiring major engineering works for stabilisation. Could cause at least one adjacent property major consequence damage.	CATASTROPHIC	1
60%	40%	Extensive damage to most of structure, and/or extending beyond site boundaries requiring significant stabilisation works. Could cause at least one adjacent property medium consequence damage.	MAJOR	2
20%	10%	Moderate damage to some of structure, and/or significant part of site requiring large stabilisation works. Could cause at least one adjacent property minor consequence damage.	MEDIUM	3
5%	1%	Limited damage to part of structure, and/or part of site requiring some reinstatement stabilisation works.	MINOR	4
0.5%		Little damage. (Note for high probability event (Almost Certain), this category may be subdivided at a notional boundary of 0.1%. See Risk Matrix.)	INSIGNIFICANT	5

Notes: (2) The Approximate Cost of Damage is expressed as a percentage of market value, being the cost of the improved value of the unaffected property which includes the land plus the unaffected structures.

(3) The Approximate Cost is to be an estimate of the direct cost of the damage, such as the cost of reinstatement of the damaged portion of the property (land plus structures), stabilisation works required to render the site to tolerable risk level for the landslide which has occurred and professional design fees, and consequential costs such as legal fees, temporary accommodation. It does not include additional stabilisation works to address other landslides which may affect the property.

(4) The table should be used from left to right; use Approximate Cost of Damage or Description to assign Descriptor, not vice versa.

Extract from PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT as presented in Australian Geomechanics, Vol 42, No 1, March 2007, which discusses the matter more fully.

TABLE A1: LANDSLIDE RISK ASSESSMENT
QUALITATIVE TERMINOLOGY FOR USE IN ASSESSING RISK TO PROPERTY (continued)

QUALITATIVE RISK ANALYSIS MATRIX – LEVEL OF RISK TO PROPERTY

LIKELIHOOD		CONSEQUENCES TO PROPERTY (With Indicative Approximate Cost of Damage)				
	Indicative Value of Approximate Annual Probability	1: CATASTROPHIC 200%	2: MAJOR 60%	3: MEDIUM 20%	4: MINOR 5%	5: INSIGNIFICANT 0.5%
A – ALMOST CERTAIN	10^{-1}	VH	VH	VH	H	M or **L** (5)
B - LIKELY	10^{-2}	VH	VH	H	M	**L**
C - POSSIBLE	10^{-3}	VH	H	M	M	**VL**
D - UNLIKELY	10^{-4}	H	M	**L**	**L**	**VL**
E - RARE	10^{-5}	M	**L**	**L**	**VL**	**VL**
F - BARELY CREDIBLE	10^{-6}	**L**	**VL**	**VL**	**VL**	**VL**

Notes: (5) Cell A5 may be subdivided such that a consequence of less than 0.1% is Low Risk.

(6) When considering a risk assessment it must be clearly stated whether it is for existing conditions or with risk control measures which may not be implemented at the current time.

RISK LEVEL IMPLICATIONS

Risk Level		Example Implications (7)
VH	VERY HIGH RISK	Unacceptable without treatment. Extensive detailed investigation and research, planning and implementation of treatment options essential to reduce risk to Low; may be too expensive and not practical. Work likely to cost more than value of the property.
H	HIGH RISK	Unacceptable without treatment. Detailed investigation, planning and implementation of treatment options required to reduce risk to Low. Work would cost a substantial sum in relation to the value of the property.
M	MODERATE RISK	May be tolerated in certain circumstances (subject to regulator's approval) but requires investigation, planning and implementation of treatment options to reduce the risk to Low. Treatment options to reduce to Low risk should be implemented as soon as practicable.
L	LOW RISK	Usually acceptable to regulators. Where treatment has been required to reduce the risk to this level, ongoing maintenance is required.
VL	VERY LOW RISK	Acceptable. Manage by normal slope maintenance procedures.

Note: (7) The implications for a particular situation are to be determined by all parties to the risk assessment and may depend on the nature of the property at risk; these are only given as a general guide.

Extract from PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT as presented in Australian Geomechanics, Vol 42, No 1, March 2007, which discusses the matter more fully.

AUSTRALIAN GEOGUIDE LR2 (LANDSLIDES)

What is a Landslide?

Any movement of a mass of rock, debris, or earth, down a slope, constitutes a "landslide". Landslides take many forms, some of which are illustrated. More information can be obtained from Geoscience Australia, or by visiting its Australian landslide Database at www.ga.gov.au/urban/factsheets/landslide.jsp. Aspects of the impact of landslides on buildings are dealt with in the book "Guideline Document Landslide Hazards" published by the Australian Building Codes Board and referenced in the Building Code of Australia. This document can be purchased over the internet at the Australian Building Codes Board's website www.abcb.gov.au.

Landslides vary in size. They can be small and localised or very large, sometimes extending for kilometres and involving millions of tonnes of soil or rock. It is important to realise that even a 1 cubic metre boulder of soil, or rock, weighs at least 2 tonnes. If it falls, or slides, it is large enough to kill a person, crush a car, or cause serious structural damage to a house. The material in a landslide may travel downhill well beyond the point where the failure first occurred, leaving destruction in its wake. It may also leave an unstable slope in the ground behind it, which has the potential to fall again, causing the landslide to extend (regress) uphill, or expand sideways. For all these reasons, both "potential" and "actual" landslides must be taken very seriously. The present a real threat to life and property and require proper management.

Identification of landslide risk is a complex task and must be undertaken by a geotechnical practitioner (GeoGuide LR1) with specialist experience in slope stability assessment and slope stabilisation.

What Causes a Landslide?

Landslides occur as a result of local geological and groundwater conditions, but can be exacerbated by inappropriate development (GeoGuide LR8), exceptional weather, earthquakes and other factors. Some slopes and cliffs never seem to change, but are actually on the verge of failing. Others, often moderate slopes (Table 1), move continuously, but so slowly that it is not apparent to a casual observer. In both cases, small changes in conditions can trigger a landslide with series consequences. Wetting up of the ground (which may involve a rise in groundwater table) is the single most important cause of landslides (GeoGuide LR5). This is why they often occur during, or soon after, heavy rain. Inappropriate development often results in small scale landslides which are very expensive in human terms because of the proximity of housing and people.

Does a Landslide Affect You?

Any slope, cliff, cutting, or fill embankment may be a hazard which has the potential to impact on people, property, roads and services. Some tell-tale signs that might indicate that a landslide is occurring are listed below:

- Open cracks, or steps, along contours
- Groundwater seepage, or springs
- Bulging in the lower part of the slope
- Hummocky ground
- trees leaning down slope, or with exposed roots
- debris/fallen rocks at the foot of a cliff
- tilted power poles, or fences
- cracked or distorted structures

These indications of instability may be seen on almost any slope and are not necessarily confined to the steeper ones (Table 1). Advice should be sought from a geotechnical practitioner if any of them are observed. Landslides do not respect property boundaries. As mentioned above they can "run-out" from above, "regress" from below, or expand sideways, so a landslide hazard affecting your property may actually exist on someone else's land.

Local councils are usually aware of slope instability problems within their jurisdiction and often have specific development and maintenance requirements. **Your local council is the first place to make enquiries if you are responsible for any sort of development or own or occupy property on or near sloping land or a cliff.**

TABLE 1 – Slope Descriptions

Appearance	Slope Angle	Maximum Gradient	Slope Characteristics
Gentle	0° - 10°	1 on 6	Easy walking.
Moderate	10° - 18°	1 on 3	Walkable. Can drive and manoeuvre a car on driveway.
Steep	18° - 27°	1 on 2	Walkable with effort. Possible to drive straight up or down roughened concrete driveway, but cannot practically manoeuvre a car.
Very Steep	27° - 45°	1 on 1	Can only climb slope by clutching at vegetation, rocks, etc.
Extreme	45° - 64°	1 on 0.5	Need rope access to climb slope.
Cliff	64° - 84°	1 on 0.1	Appears vertical. Can abseil down.
Vertical or Overhang	84° - 90±°	Infinite	Appears to overhang. Abseiler likely to lose contact with the face.

Some typical landslides which could affect residential housing are illustrated below:

Rotational or circular slip failures (Figure 1) - can occur on moderate to very steep soil and weathered rock slopes (Table 1). The sliding surface of the moving mass tends to be deep seated. Tension cracks may open at the top of the slope and bulging may occur at the toe. The ground may move in discrete "steps" separated by long periods without movement. More rapid movement may occur after heavy rain.

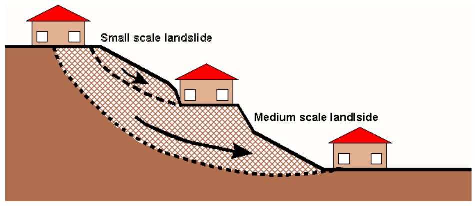


Figure 1

Translational slip failures (Figure 2) - tend to occur on moderate to very steep slopes (Table 1) where soil, or weak rock, overlies stronger strata. The sliding mass is often relatively shallow. It can move, or deform slowly (creep) over long periods of time. Extensive linear cracks and hummocks sometimes form along the contours. The sliding mass may accelerate after heavy rain.

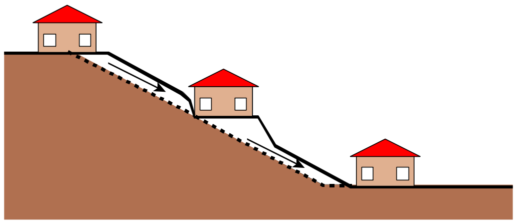


Figure 2

Wedge failures (Figure 3) - normally only occur on extreme slopes, or cliffs (Table 1), where discontinuities in the rock are inclined steeply downwards out of the face.

Rock falls (Figure 3) - tend to occur from cliffs and overhangs (Table 1).

Cliffs may remain, apparently unchanged, for hundreds of years. Collections of boulders at the foot of a cliff may indicate that rock falls are ongoing. Wedge failures and rock falls do not "creep". Familiarity with a particular local situation can instil a false sense of security since failure, when it occurs, is usually sudden and catastrophic.

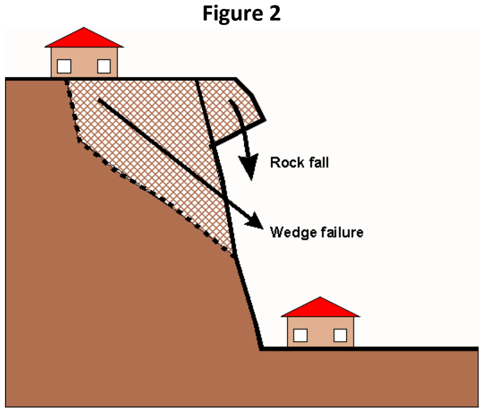


Figure 3

Debris flows and mud slides (Figure 4) - may occur in the foothills of ranges, where erosion has formed valleys which slope down to the plains below. The valley bottoms are often lined with loose eroded material (debris) which can "flow" if it becomes saturated during and after heavy rain. Debris flows are likely to occur with little warning; they travel a long way and often involve large volumes of soil. The consequences can be devastating.

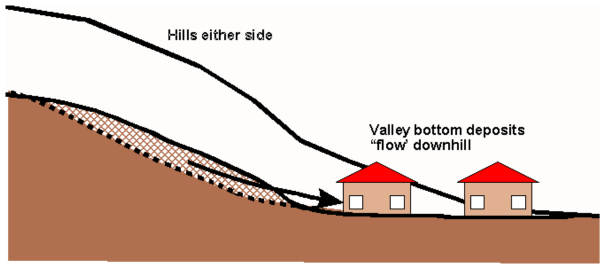


Figure 4

More information relevant to your particular situation may be found in other Australian GeoGuides:

- GeoGuide LR1 - Introduction
- GeoGuide LR3 - Soil Slopes
- GeoGuide LR4 - Rock Slopes
- GeoGuide LR5 - Water & Drainage
- GeoGuide LR6 - Retaining Walls
- GeoGuide LR7 - Landslide Risk
- GeoGuide LR8 - Hillside Construction
- GeoGuide LR9 - Effluent & Surface Water Disposal
- GeoGuide LR10 - Coastal Landslides
- GeoGuide LR11 - Record Keeping

The Australian GeoGuides (LR series) are a set of publications intended for property owners; local councils; planning authorities; developers; insurers; lawyers and, in fact, anyone who lives with, or has an interest in, a natural or engineered slope, a cutting, or an excavation. They are intended to help you understand why slopes and retaining structures can be a hazard and what can be done with appropriate professional advice and local council approval (if required) to remove, reduce, or minimise the risk they represent. The GeoGuides have been prepared by the Australian Geomechanics Society, a specialist technical society within Engineers Australia, the national peak body for all engineering disciplines in Australia, whose members are professional geotechnical engineers and engineering geologists with a particular interest in ground engineering. The GeoGuides have been funded under the Australian governments' National Disaster Mitigation Program.

AUSTRALIAN GEOGUIDE LR7 (LANDSLIDE RISK)

Concept of Risk

Risk is a familiar term, but what does it really mean? It can be defined as *"a measure of the probability and severity of an adverse effect to health, property, or the environment."* This definition may seem a bit complicated. In relation to landslides, geotechnical practitioners (see GeoGuide LR1) are required to assess risk in terms of the likelihood that a particular landslide will occur and the possible consequences. This is called landslide risk assessment. The consequences of a landslide are many and varied, but our concerns normally focus on loss of, or damage to, property and loss of life.

Landslide Risk Assessment

Some local councils in Australia are aware of the potential for landslides within their jurisdiction and have responded by designating specific "landslide hazard zones". Development in these areas is normally covered by special regulations. If you are contemplating building, or buying an existing house, particularly in a hilly area, or near cliffs, then go first for information to your local council.

Landslide risk assessment must be undertaken by a geotechnical practitioner. It may involve visual inspection, geological mapping, geotechnical investigation and monitoring to identify:

- potential landslides (there may be more than one that could impact on your site);
- the likelihood that they will occur;
- the damage that could result;
- the cost of disruption and repairs; and
- the extent to which lives could be lost.

Risk assessment is a predictive exercise, but since the ground and the processes involved are complex, prediction tends to lack precision. If you commission a landslide risk assessment for a particular site you should expect to receive a report prepared in accordance with current professional guidelines and in a form that is acceptable to your local council, or planning authority.

Risk to Property

Table 1 indicates the terms used to describe risk to property. Each risk level depends on an assessment of how likely a landslide is to occur and its consequences in dollar terms. "Likelihood" is the chance of it happening in any one year, as indicated in Table 2. "Consequences" are related to the cost of the repairs and temporary loss of use if the landslide occurs. These two factors are combined by the geotechnical practitioner to determine the Qualitative Risk.

TABLE 2 – LIKELIHOOD

Likelihood	Annual Probability
Almost Certain	1:10
Likely	1:100
Possible	1:1,000
Unlikely	1:10,000
Rare	1:100,000
Barely credible	1:1,000,000

The terms "unacceptable", "may be tolerable" etc. in Table 1 indicate how most people react to an assessed risk level. However, some people will always be more prepared, or better able, to tolerate a higher risk level than others.

Some local councils and planning authorities stipulate a maximum tolerable risk level of risk to property for developments within their jurisdictions. In these situations the risk must be assessed by a geotechnical practitioner. If stabilisation works are needed to meet the stipulated requirements these will normally have to be carried out as part of the development, or consent will be withheld.

TABLE 1 – RISK TO PROPERTY

Qualitative Risk		Significance - Geotechnical engineering requirements
Very high	VH	**Unacceptable** without treatment. Extensive detailed investigation and research, planning and implementation of treatment options essential to reduce risk to Low. May be too expensive and not practical. Work likely to cost more than the value of the property.
High	H	**Unacceptable** without treatment. Detailed investigation, planning and implementation of treatment options required to reduce risk to acceptable level. Work would cost a substantial sum in relation to the value of the property.
Moderate	M	**May be tolerated** in certain circumstances (subject to regulator's approval) but requires investigation, planning and implementation of treatment options to reduce the risk to Low. Treatment options to reduce to Low risk should be implemented as soon as possible.
Low	L	**Usually acceptable** to regulators. Where treatment has been needed to reduce the risk to this level, ongoing maintenance is required.
Very Low	VL	**Acceptable**. Manage by normal slope maintenance procedures.

Risk to Life

Most of us have some difficulty grappling with the concept of risk and deciding whether, or not, we are prepared to accept it. However, without doing any sort of analysis, or commissioning a report from an "expert", we all take risks every day. One of them is the risk of being killed in an accident. This is worth thinking about, because it tells us a lot about ourselves and can help to put an assessed risk into a meaningful context. By identifying activities that we either are, or are not, prepared to engage in, we can get some indication of the maximum level of risk that we are prepared to take. This knowledge can help us to decide whether we really are able to accept a particular risk, or to tolerate a particular likelihood of loss, or damage, to our property (Table 2).

In Table 3, data from NSW for the years 1998 to 2002, and other sources, is presented. A risk of 1 in 100,000 means that, in any one year, 1 person is killed for every 100,000 people undertaking that particular activity. The NSW data assumes that the whole population undertakes the activity. That is, we are all at risk of being killed in a fire, or of choking on our food, but it is reasonable to assume that only people who go deep sea fishing run a risk of being killed while doing it.

It can be seen that the risks of dying as a result of falling, using a motor vehicle, or engaging in water-related activities (including bathing) are all greater than 1:100,000 and yet few people actively avoid situations where these risks are present. Some people are averse to flying and yet it represents a lower risk than choking to death on food. The data also indicate that, even when the risk of dying as a consequence of a particular event is very small, it could still happen to any one of us today. If this were not so, there would be no risk at all and clearly that is not the case.

In NSW, the planning authorities consider that 1:1,000,000 is the maximum tolerable risk for domestic housing built near an obvious hazard, such as a chemical factory. Although not specifically considered in the NSW guidelines there is little difference between the hazard presented by a neighbouring factory and a landslide: both have the capacity to destroy life and property and both are always present.

TABLE 3 – RISK TO LIFE

Risk (deaths per participant per year)	**Activity/Event Leading to Death** (NSW data unless noted)
1:1,000	Deep sea fishing (UK)
1:1,000 to 1:10,000	Motor cycling, horse riding, ultra-light flying (Canada)
1:23,000	Motor vehicle use
1:30,000	Fall
1:70,000	Drowning
1:180,000	Fire/burn
1:660,000	Choking on food
1:1,000,000	Scheduled airlines (Canada)
1:2,300,000	Train travel
1:32,000,000	Lightning strike

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APPENDIX B

SOME GUIDELINES

FOR

HILLSIDE CONSTRUCTION

SOME GUIDELINES FOR HILLSIDE CONSTRUCTION

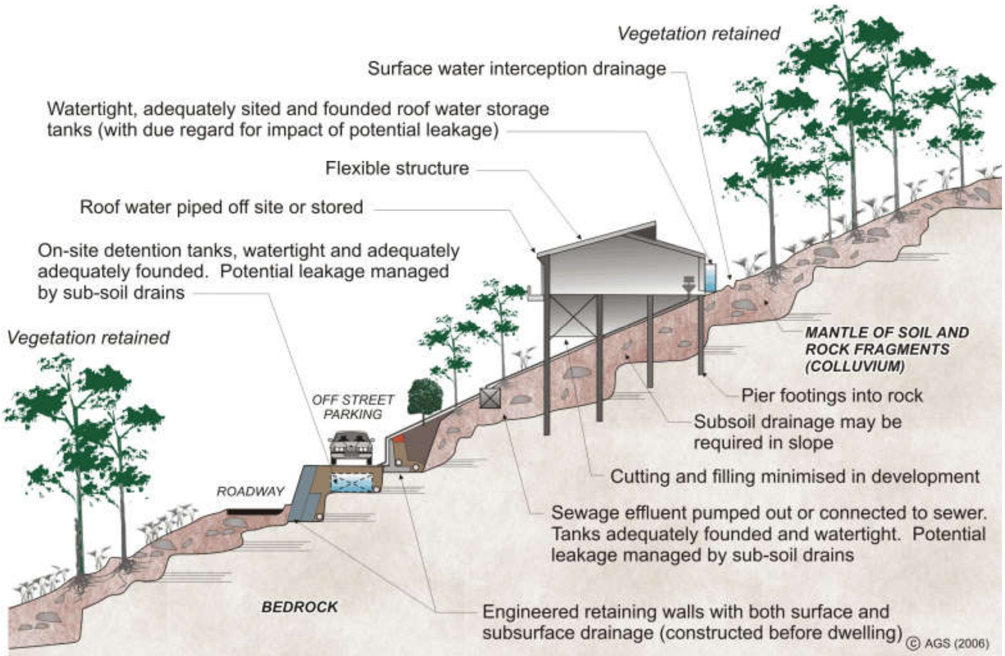
	GOOD ENGINEERING PRACTICE	POOR ENGINEERING PRACTICE
ADVICE		
GEOTECHNICAL ASSESSMENT	Obtain advice from a qualified, experienced geotechnical consultant at early stage of planning and before site works.	Prepare detailed plan and start site works before geotechnical advice.
PLANNING		
SITE PLANNING	Having obtained geotechnical advice, plan the development with the risk arising from the identified hazards and consequences in mind.	Plan development without regard for the Risk.
DESIGN AND CONSTRUCTION		
HOUSE DESIGN	Use flexible structures which incorporate properly designed brickwork, timber or steel frames, timber or panel cladding. Consider use of split levels. Use decks for recreational areas where appropriate.	Floor plans which require extensive cutting and filling. Movement intolerant structures.
SITE CLEARING	Retain natural vegetation wherever practicable.	Indiscriminately clear the site.
ACCESS & DRIVEWAYS	Satisfy requirements below for cuts, fills, retaining walls and drainage. Council specifications for grades may need to be modified. Driveways and parking areas may need to be fully supported on piers.	Excavate and fill for site access before geotechnical advice.
EARTHWORKS	Retain natural contours wherever possible.	Indiscriminant bulk earthworks.
CUTS	Minimise depth. Support with engineered retaining walls or batter to appropriate slope. Provide drainage measures and erosion control.	Large scale cuts and benching. Unsupported cuts. Ignore drainage requirements.
FILLS	Minimise height. Strip vegetation and topsoil and key into natural slopes prior to filling. Use clean fill materials and compact to engineering standards. Batter to appropriate slope or support with engineered retaining wall. Provide surface drainage and appropriate subsurface drainage.	Loose or poorly compacted fill, which if it fails, may flow a considerable distance (including onto properties below). Block natural drainage lines. Fill over existing vegetation and topsoil. Include stumps, trees, vegetation, topsoil, boulders, building rubble etc. in fill.
ROCK OUTCROPS & BOULDERS	Remove or stabilise boulders which may have unacceptable risk. Support rock faces where necessary.	Disturb or undercut detached blocks or boulders.
RETAINING WALLS	Engineer design to resist applied soil and water forces. Found on bedrock where practicable. Provide subsurface drainage within wall backfill and surface drainage on slope above. Construct wall as soon as possible after cut/fill operation.	Construct a structurally inadequate wall such as sandstone flagging, brick or unreinforced blockwork. Lack of subsurface drains and weepholes.
FOOTINGS	Found within bedrock where practicable. Use rows of piers or strip footings oriented up and down slope. Design for lateral creep pressures if necessary. Backfill footing excavations to exclude ingress of surface water.	Found on topsoil, loose fill, detached boulders or undercut cliffs.
SWIMMING POOLS	Engineer designed. Support on piers to rock where practicable. Provide with under-drainage and gravity drain outlet where practicable. Design for high soil pressures which may develop on uphill side whilst there may be little or no lateral support on downhill side.	
DRAINAGE		
SURFACE	Provide at tops of cut and fill slopes. Discharge to street drainage or natural water courses. Provide generous falls to prevent blockage by siltation and incorporate silt traps. Line to minimise infiltration and make flexible where possible. Special structures to dissipate energy at changes of slope and/or direction.	Discharge at top of fills and cuts. Allow water to pond bench areas.
SUBSURFACE	Provide filter around subsurface drain. Provide drain behind retaining walls. Use flexible pipelines with access for maintenance. Prevent inflow of surface water.	Discharge of roof run-off into absorption trenches.
SEPTIC & SULLAGE	Usually requires pump-out or mains sewer systems; absorption trenches may be possible in some areas if risk is acceptable. Storage tanks should be water-tight and adequately founded.	Discharge sullage directly onto and into slopes. Use of absorption trenches without consideration of landslide risk.
EROSION CONTROL & LANDSCAPING	Control erosion as this may lead to instability. Revegetate cleared area.	Failure to observe earthworks and drainage recommendations when landscaping.
DRAWINGS AND SITE VISITS DURING CONSTRUCTION		
DRAWINGS	Building Application drawings should be viewed by a geotechnical consultant.	
SITE VISITS	Site visits by consultant may be appropriate during construction.	
INSPECTION AND MAINTENANCE BY OWNER		
OWNER'S RESPONSIBILITY	Clean drainage systems; repair broken joints in drains and leaks in supply pipes. Where structural distress is evident seek advice. If seepage observed, determine cause or seek advice on consequences.	

This table is extracted from PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT as presented in *Australian Geomechanics*, Vol 42, No 1, March 2007 which discusses the matter more fully.

AUSTRALIAN GEOGUIDE LR8 (CONSTRUCTION PRACTICE)

Sensible development practices are required when building on hillsides, particularly if the hillside has more than a low risk of instability (GeoGuide LR7). Only building techniques intended to maintain, or reduce, the overall level of landslide risk should be considered. Examples of good hillside construction practice are illustrated below.

EXAMPLES FOR GOOD HILLSIDE CONSTRUCTION PRACTICE



WHY ARE THESE PRACTICES GOOD?

Roadways and parking areas - are paved and incorporate kerbs which prevent water discharging straight into the hillside (GeoGuide LR5).

Cuttings - are supported by retaining walls (GeoGuide LR6).

Retaining walls - are engineer designed to withstand the lateral earth pressures and surcharges expected, and include drains to prevent water pressures developing in the backfill. Where the ground slopes steeply down towards the high side of a retaining wall, the disturbing force (see GeoGuide LR6) can be two or more times that due to level ground. Retaining walls must be designed taking these forces into account.

Sewage - whether treated or not is either taken away in pipes or contained in properly founded tanks so it cannot soak into the ground.

Surface water - from roofs and other hard surfaces is piped away to a suitable discharge point rather than being allowed to infiltrate into the ground. Preferably, the discharge point will be in a natural creek where ground water exits, rather than enters, the ground. Shallow, lined, drains on the surface can fulfill the same purpose (GeoGuide LR5).

Surface loads - are minimised. No fill embankments have been built. The house is a lightweight structure. Foundation loads have been taken down below the level at which a landslide is likely to occur and, preferably, to rock. This sort of construction is probably not applicable to soil slopes (GeoGuide LR3). If you are uncertain whether your site has rock near the surface, or is essentially a soil slope, you should engage a geotechnical practitioner to find out.

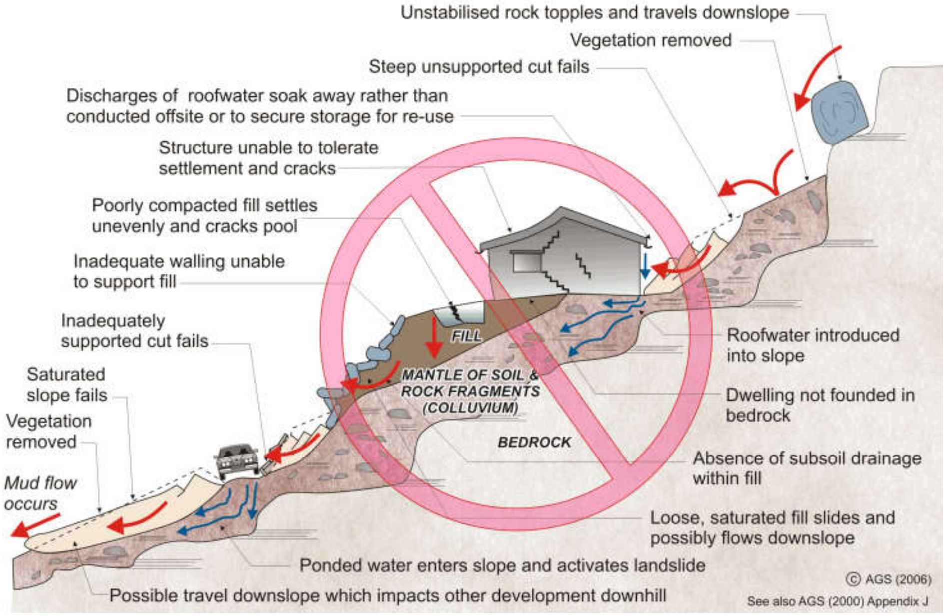
Flexible structures - have been used because they can tolerate a certain amount of movement with minimal signs of distress and maintain their functionality.

Vegetation clearance - on soil slopes has been kept to a reasonable minimum. Trees, and to a lesser extent smaller vegetation, take large quantities of water out of the ground every day. This lowers the ground water table, which in turn helps to maintain the stability of the slope. Large scale clearing can result in a rise in water table with a consequent increase in the likelihood of a landslide (GeoGuide LR5). An exception may have to be made to this rule on steep rock slopes where trees have little effect on the water table, but their roots pose a landslide hazard by dislodging boulders.

Possible effects of ignoring good construction practices are illustrated on page 2. Unfortunately, these poor construction practices are not as unusual as you might think and are often chosen because, on the face of it, they will save the developer, or owner, money. You should not lose sight of the fact that the cost and anguish associated with any one of the disasters illustrated, is likely to more than wipe out any apparent savings at the outset.

ADOPT GOOD PRACTICE ON HILLSIDE SITES

EXAMPLES FOR POOR HILLSIDE CONSTRUCTION PRACTICE



WHY ARE THESE PRACTICES POOR?

Roadways and parking areas - are unsurfaced and lack proper table drains (gutters) causing surface water to pond and soaks into the ground.

Cut and fill - has been used to balance earthworks quantities and level the site leaving unstable cut faces and added large surface loads to the ground. Failure to compact the fill properly has led to settlement, which will probably continue for several years after completion. The house and pool have been built on the fill and have settled with it and cracked. Leakage from the cracked pool and the applied surface loads from the fill have combined to cause landslides.

Retaining walls - have been avoided, to minimise cost, and hand placed rock walls used instead. Without applying engineering design principles, the walls have failed to provide the required support to the ground and have failed, creating a very dangerous situation.

A heavy, rigid, house - has been built on shallow, conventional, footings. Not only has the brickwork cracked because of the resulting ground movements, but it has also become involved in a man-made landslide.

Soak-away drainage - has been used for sewage and surface water run-off from roofs and pavements. This water soaks into the ground and raises the water table (GeoGuide LR5). Subsoil drains that run along the contours should be avoided for the same reason. If felt necessary, subsoil drains should run steeply downhill in a chevron, or herringbone, pattern. This may conflict with the requirements for effluent and surface water disposal (GeoGuide LR9) and if so, you will need to seek professional advice.

Rock debris - from landslides higher up on the slope seems likely to pass through the site. Such locations are often referred to by geotechnical practitioners as "debris flow paths". Rock is normally even denser than ordinary fill, so even quite modest boulders are likely to weigh many tonnes and do a lot of damage once they start to roll. Boulders have been known to travel hundreds of metres downhill leaving behind a trail of destruction.

Vegetation - has been completely cleared, leading to a possible rise in the water table and increased landslide risk (GeoGuide LR5).

DON'T CUT CORNERS ON HILLSIDE SITES - OBTAIN ADVICE FROM A GEOTECHNICAL PRACTITIONER

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