

Ref: SRE/449/NCC/19
9th January 2019

Attn: NICK BLIGNAUT/ MARIA ROGERS
31a Parr Ave
North Curl Curl, NSW 2099

Dear Nick & Maria,

RE: - PRELIMINARY GEOTECHNICAL ASSESSMENT FOR PROPOSED ALTERATIONS AND ADDITIONS AT 31a PARR AVE, NORTH CURL CURL NSW 2099 - PRELIMINARY GEOTECHNICAL ASSESSMENT

Further to the email received on the 14th of December 2018, Soilsrock Engineering was commissioned to carry a preliminary geotechnical assessment of the site conditions and give recommendations regarding the proposed development above.

1. INTRODUCTION

The present report describes the geotechnical assessment carried following the requirements of Northern Beach Council - Warringah, according with Clause E10 of Warringah Development Control Plan (DCP 2011), and the Warringah Local Environmental Plan 2011 (WLEP 2011) Map which identifies the Landslip Risk Classes as per **Table 1** below.

Table 1 – LANDSLIP RISK CLASSES A TO E

Thick Box	LANDSLIP RISK CLASS (thick box indicates Landslip Risk Class of Property)
<input type="checkbox"/>	A Geotechnical Report not normally required
<input checked="" type="checkbox"/>	B Preliminary assessment of site conditions required to determine whether a geotechnical report is required.
<input type="checkbox"/>	C Geotechnical Report required
<input type="checkbox"/>	D Preliminary assessment of site conditions required to determine whether a geotechnical report required
<input type="checkbox"/>	E Geotechnical Report required

The site inspection was carried on 18th of December 2018 to access existing site conditions. Details of the proposed development are shown on the architectural drawings prepared by NADINE PRUCKNER, which are part of the DA submission.

- DWG No.: DA 10 "EXISTING GROUND FLOOR PLAN", Revision A, dated 06/12/2018
- DWG No.: DA 11 "GROUND FLOOR PLAN", Revision A, dated 06/12/2018
- DWG No.: DA 12 "FRIST FLOOR PLAN", Revision A, dated 06/12/2018
- DWG No.: DA 13 "ROOF PLAN", Revision A, dated 06/12/2018
- DWG No.: DA 20 "EXISTING ELEVATION", Revision A, dated 06/12/2018
- DWG No.: DA 21 "ELEVATIONS 01", Revision A, dated 06/12/2018
- DWG No.: DA 22 "ELEVATIONS 02", Revision A, dated 06/12/2018
- DWG No.: DA 30 "EXISTING SECTIONS", Revision A, dated 06/12/2018

- DWG No.: DA 31 "SECTIONS 01, Revision A, dated 06/12/2018
- DWG No.: DA 32 "SECTIONS 02, Revision A, dated 06/12/2018

2. SITE LOCATION

The subject site is situated at North of North Curl Curl, facing the Parr Avenue between the corner of Playfair Road and corner of Reid Avenue.

3. PROPOSED DEVELOPMENT

The development proposes to build up an additional storey level to the existing building which consists of cavity brick walls and a timber floor structure. The additional lightweight first floor level will be composed by a one rumpus, one master room, one bedroom, one bath and wall with stairs coming from the ground floor level. The additional top-level loading would need to be suitable for the existing ground level and must be confirmed by the structural engineer.

It is anticipated that small size of excavations may need to be undertaken with depth less than 1m for footing foundations if required during the proposed alterations and addition construction, no fill placement works are foreseen, details of proposed development can be found on the architectural drawings as mentioned above.

4. EXISTING SITE DESCRIPTION

The subject site is known as Lot 1/SP61364, 31a Parr Ave, North Curl Curl, which is in a rectangular shape with approximately 591.7m² in total site area surrounded by brick and paling fences and has a 14.935m east frontage on to Parr Ave.

The residential dwelling is a single storey brick house in good condition for its age. The entrance of the house has concrete bricks driveway and front yard is planted with shrubs and the surface is lawn covered. Site rear area can be accessed through site west pathway, rear of the site has a second dwelling at the back and outcrop rock was observed.

From the analyses of Sydney 1:100 000 Geological Map, it is indicated the site is underlain by Hawkesbury Sandstone which is described as medium to coarse-grained quartz sandstone, very minor shale and laminate lenses.

Regarding the rear back outcrop rock observed it is expected bedrock at shallow depths to underlie the Property. The light weight of the materials proposed to use to construct the new first floor level, and assuming adequate structural engineering calculations carried by others for the additional loads to apply to existing structure, should not present issues to the existing foundations and the nearby slope stability.

The site is slopping down from north to south with approximately 5°-25°, no evidence of important cracks and/or settlements were observed, no evidence of slope instability was identified at the time of the inspection and no geotechnical hazards that could impact on the subject property were observed on the surrounding neighbouring properties by external cursory visual inspection.

5. RECOMENDATIONS

Further to the analyses of the Council Checklist Flowchart attached on the Appendix 1 and on this preliminary assessment, the proposed upper floor extension, it is considered to be satisfactory from a geotechnical and landslip perspective subject to the application of good engineering practice. No further detailed geotechnical report is required.

However, it is recommended to carry further geotechnical site inspections by a competent professional geotechnical engineer, to confirm the existing footings are founded in a competent and solid rock foundations suitable to take the additional loads of the proposed upper storey extension. It is also recommended to ensure any new footings of the ground floor extension to be founded as well in competent foundations materials.

Please do not hesitate to contact the undersigned if you have any questions regarding this letter report or if you require further assistance.

Yours faithfully,

For and on behalf of

Soilsrock Engineering Pty Ltd



Jorge Cabaco

BEng MEng MIEAust CPEng RPEQ NER

Principal Geotechnical Engineer

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Appendix 1 – Checklist Flow Chart for Council's Assessment of Site Conditions and Need for Geotechnical Report in Landslip Risk Classes B and D

APPENDIX 1

CHECKLIST FLOW CHART FOR COUNCIL'S ASSESSMENT OF SITE CONDITIONS AND NEED FOR GEOTECHNICAL REPORT IN LANDSLIP RISK CLASSES B AND D

