J0005.
7th August, 2013.

PRELIMINARY GEOTECHNICAL ASSESSMENT

FOR

1 PHYLLIS STREET, CURL CURL

1.0	***LANDSLIP RISK CLASS*** *(Highlight indicates Landslip Risk Class of property)*
☐	*A Geotechnical Report not normally required*
■	*B Geotechnical Engineer (Under Council Guidelines) to decide if Geotechnical Report is required*
☐	*C Geotechnical Report is required*
☐	*D Geotechnical Engineer (Under Council Guidelines) to decide if Geotechnical Report is required*
☐	*E Geotechnical Report required*

2.0 PROPOSED DEVELOPMENT

2.1 Construct a new retaining wall at the northern side of the property and other minor works to the grounds.

2.2 Add a new covered deck to the northern side of the house plus other minor exterior and interior alterations.

2.3 Construct a pool.

2.4 Replace the old garage roof with a new roof.

2.5 Excavations to a maximum height of 1.8m are required for the proposed pool. Some filling up to 1.5m will be required to level the area behind the proposed retaining wall.

2.6 Details of the proposed development are shown on 10 drawing prepared by Rapid Plans, numbered DA 1003, 1010, 2001 to 2004, 3001, 3002, 4001 & 4002 and dated 1-8-2013.

3.0 SITE LOCATION

3.1 The site was inspected on the 6th August 2013.

3.2 This property is a corner block that runs north south. It is located on a gentle slope that cuts across the property in an easterly direction. The slope increases in grade to a moderate slope beyond the property, before reaching the coastal scarp some 100m east of the property boundary.

The contours of this slope are controlled by the underlying sandstone bedrock that is visible at the surface at various locations between the property and the coastal scarp.

3.3 The site currently shows no indications of historical movement that could have occurred since it was developed. We are aware of no history of instability on the property.

4.0 SITE DESCRIPTION

The most significant slope on the property is the cross fall to the east that slopes at ~10 degrees. Sandstone bedrock outcrops in the road reserve at the northern side of the property. It extends above the ground surface some 0.7m. This outcrop was undercut and the low overhang has been supported with sandstone flagging that appears to be adequately supporting the overhang. The house occupies the majority of the block. It is a part three level brick house in excellent condition. The supporting brick walls show no signs of movement. At the southern end of the house a narrow terraced lawn and paved area extends to a brick double garage on the southern boundary. The low terraces are supported by stable brick walls. Bedrock is expected at shallow depths across the site and no signs of movement was observed on the grounds. The adjoining neighbouring properties were observed to be in good order from the subject property and the road.

5.0 RECOMENDATIONS

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

Provided:-

1. good engineering and building practice are followed

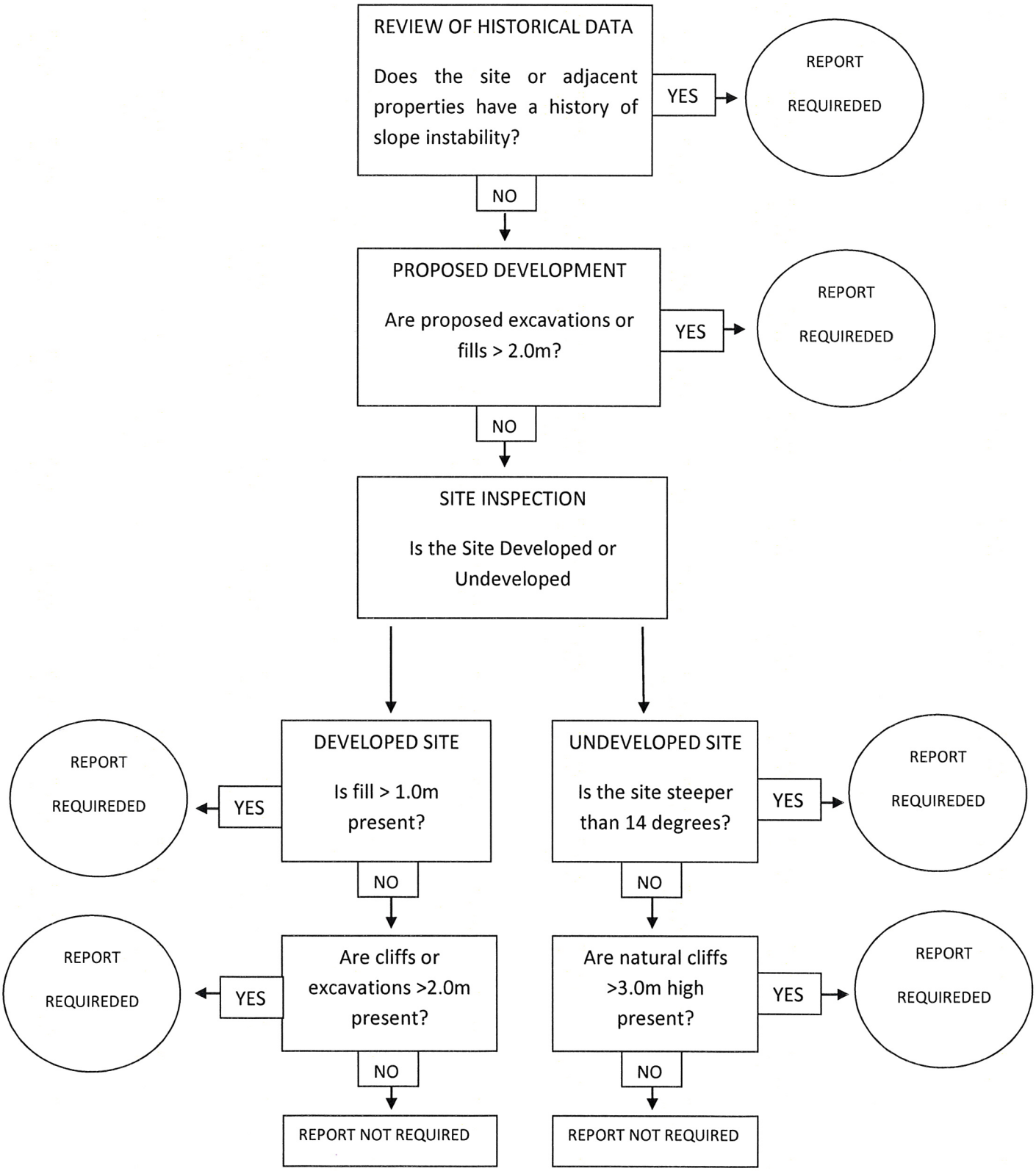
2. and any excavation through rock is cut with saws at the perimeter of cut, before being broken with hand tools i.e. Jack Hammers (to prevent vibration damage to the neighbouring houses and pools),

then no further Geotechnical assessment is recommended.

White Geotechnical Group Pty Ltd.

Ben White M.Sc. Geol.,
AusIMM., CP GEOL.
No. 222757
Engineering Geologist.

Preliminary Assessment Flow Chart – Warringah Council



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.
