

PRELIMINARY GEOTECHNICAL ASSESSMENT:

26 Wabash Avenue, Cromer

1.0	LANDSLIP RISK CLASS (<i>Highlight indicates Landslip Risk Class of property</i>)
<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 N side of the house by excavating to a maximum depth of ~1.6m.
- 2.2** Construct a new pool on the N side of the property.
- 2.3** Various other internal and external modifications.
- 2.4** No fills are shown on the plans.
- 2.5** Details of the proposed development are shown on 11 drawings prepared by Rapid Plans, Project number RP0718ROY, drawings numbered DA1003, 1011, 1012, 2001 to 2003, 3001, 3002, 4001, 4002, and 5001, dated 26/6/20.

3.0 Site Location

- 3.1** The site was inspected on the 23rd April, 2019.
- 3.2** This residential property is on the low side of the road and has a NE aspect. The block runs longways to the N so the slope is a cross-fall. It is located on the gentle to moderately graded middle reaches of a hillslope. Medium Strength Hawkesbury

Sandstone bedrock outcrops on the opposite side of the road to the subject property. Where sandstone is not exposed, it is expected to underlie the surface at relatively shallow depths. The natural surface of the block has been altered with excavations and filling used for landscaping across the property. The proposed development will require an excavation to a maximum depth of ~1.6m for the proposed extension to the N side of the house.

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 gentle to moderate angles. At the road frontage, a concrete driveway runs to a garage on the lower ground floor of the house. The cut for the driveway is supported by a stable brick retaining wall reaching a maximum height of ~1.0m. Between the road frontage and the house is a gently sloping garden area. The part two-storey brick and concrete block house is supported on brick and concrete block walls. The supporting walls display no significant signs of movement. A gently sloping lawn surrounded by garden beds extends off the N side of the house. The area surrounding the house and driveway is mostly lawn-covered with some paved areas. No signs of movement associated with slope instability were observed on the grounds. No cliffs or large rock faces were observed on the property or in the near vicinity. The adjoining neighbouring properties were observed to be in good order as seen from the road and the subject property.

6.0 Recommendations

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

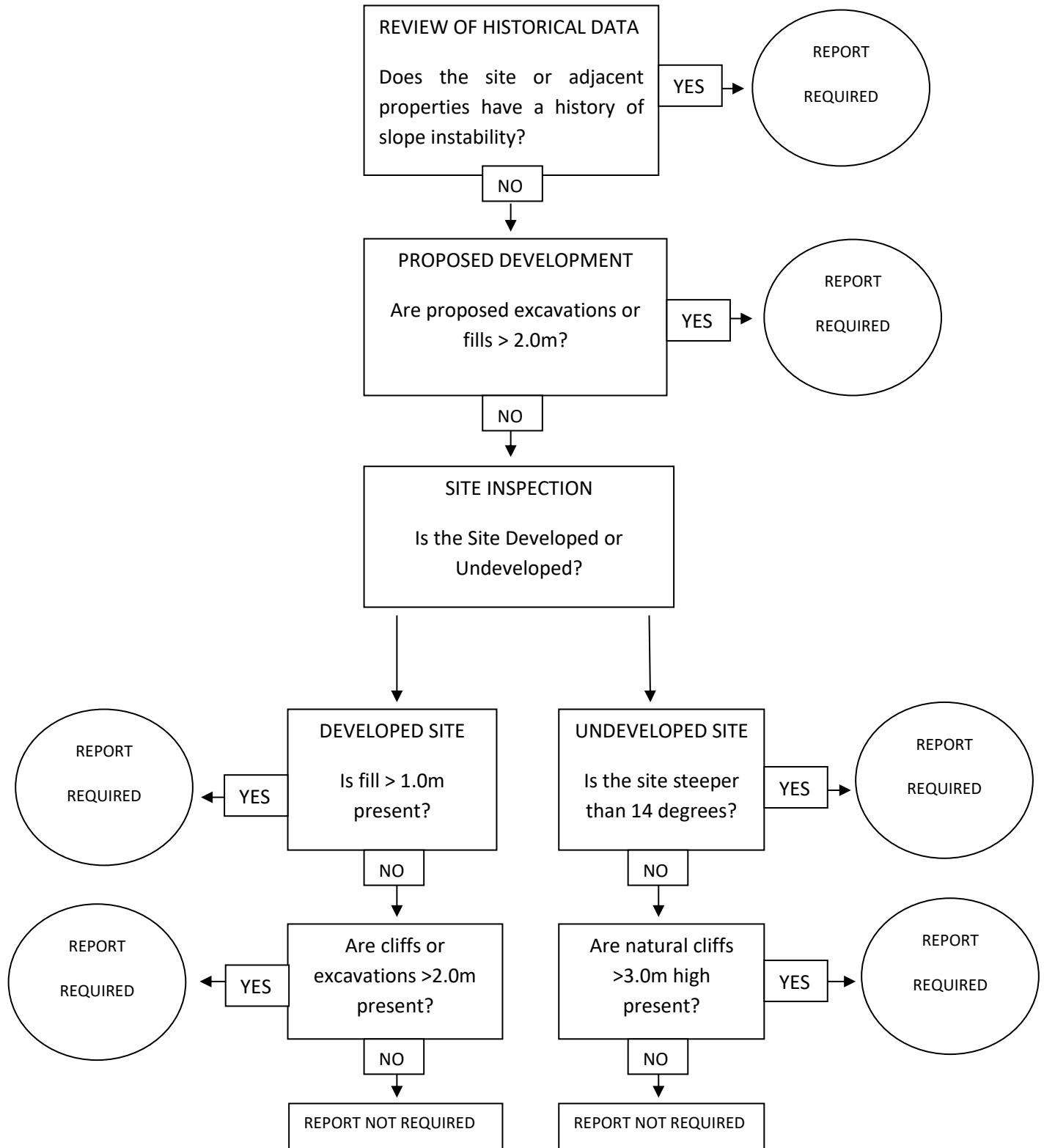
Provided good engineering and building practice are followed, no further Geotechnical assessment is recommended for the proposed development.

White Geotechnical Group Pty Ltd.



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

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.
