

PRELIMINARY GEOTECHNICAL ASSESSMENT:

46 Wheeler Parade, Dee Why

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 E side of the house.
- 2.2** Construct a new upper floor addition.
- 2.3** Various other minor alterations.
- 2.4** Apart from those for footings, no excavations are required. No fills are shown on the plans.
- 2.5** Details of the proposed development are shown on 12 drawings prepared by R & R Building Design, Project number 231018 DA, drawings numbered DA 1 to DA 12, dated 7/2/24.

3.0 Site Location

- 3.1** The site was inspected on the 25th July, 2023; and previously on the 16th October, 2017.

3.2 This residential property is on the low side of the road and has a NE aspect. It is located on the gentle to moderately graded upper middle reaches of a hillslope. Medium Strength Hawkesbury Sandstone bedrock outcrops on the opposite side of the road to the subject property and along the N common boundary. 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 filling used for landscaping across the property. The proposed development will not alter the surface further for the proposed works.

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

4.0 Site Description

At the road frontage, a concrete driveway runs down the slope to a garage on the ground floor of the house. Between the road frontage and the house is a moderately sloping lawn and garden area. The fill for a garden bed is supported by a stable concrete block retaining wall reaching ~1.4m high. The two-storey brick house is supported on brick walls. The external supporting walls of the house display no significant signs of movement. A level lawn area extends off the E side of the house to the E common boundary. A fill has been placed on the subject property to level the block. Additionally, a cut has been made on the N neighbouring property. The cut and fill are supported by a stable concrete block retaining wall ~2.0m high that was observed to be partially supported on competent Medium Strength Sandstone. The area surrounding the house is mostly paved or lawn covered. No signs of movement associated with slope instability were observed on the grounds. The adjoining neighbouring properties were observed to be in good order as seen from the road and the subject property.

5.0 Recommendations

The proposed development and site conditions were considered and applied to the current council requirements. See the required inspection below that is to be carried out during construction and is a requirement for the final geotechnical certification. Apart from the inspection, it is not expected additional geotechnical input will be required provided good design and building practices are followed.

6.0 Inspection

The client and builder are to familiarise themselves with the following required inspection as well as council geotechnical policy. We cannot provide geotechnical certification for the owners or the regulating authorities if the following inspection has not been carried out during the construction process.

- All footings are to be inspected and approved by the geotechnical consultant while the excavation equipment and contractors are still onsite and before steel reinforcing is placed or concrete is poured.

White Geotechnical Group Pty Ltd.



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Reviewed By:



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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.
