

PRELIMINARY GEOTECHNICAL ASSESSMENT:

82 Epping Drive, Frenchs Forest

1.0	LANDSLIP RISK CLASS (Highlight indicates Landslip Risk Class of property)
<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** Construct a new first floor addition.
- 2.2** Various other minor internal and external alterations.
- 2.3** No excavations or fills are required.
- 2.4** Details of the proposed development are shown on 2 drawings prepared by Immaculate Homes, Job number 0739/20, sheets numbered 01 and 02, dated December 2020.

3.0 Site Location

- 3.1** The site was inspected on the 13th April, 2021.
- 3.2** This residential property has dual access. It is on the high side of Epping Drive and is on the low side of Ashdown Place. The property has a N aspect. It is located on the moderately graded middle reaches of a hillslope. Medium Strength Hawkesbury Sandstone bedrock outcrops above the 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 for the carport, driveway, pool, and for landscaping on the uphill side of 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

The natural slope rises across the site at an average angle of $\sim 12^\circ$. At the road frontage to Epping Drive, a concrete and brick-paved driveway runs to a carport on the downhill side of the house and to a garage under the downhill side of the house. The excavation for the carport is supported by a stable rendered masonry retaining wall $\sim 1.0\text{m}$. The cut for the driveway is supported by a stable keystone block retaining wall $\sim 0.7\text{m}$ high. Between the road frontage and the house is a gentle to moderately sloping lawn. The single-storey house is supported on rendered masonry walls. The supporting walls display no significant signs of movement. A timber deck extends off the uphill side of the house to a pool area. The pool has been cut into the slope. The water level of the pool indicates no ground movement has occurred in the shell of the pool since its construction. The slope between the pool and the road frontage with Ashdown Place is terraced with a series of stable rendered masonry retaining walls. The area surrounding the house, driveway, carport, and pool is mostly lawn-covered with some paved areas. 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 Council Flow Chart.

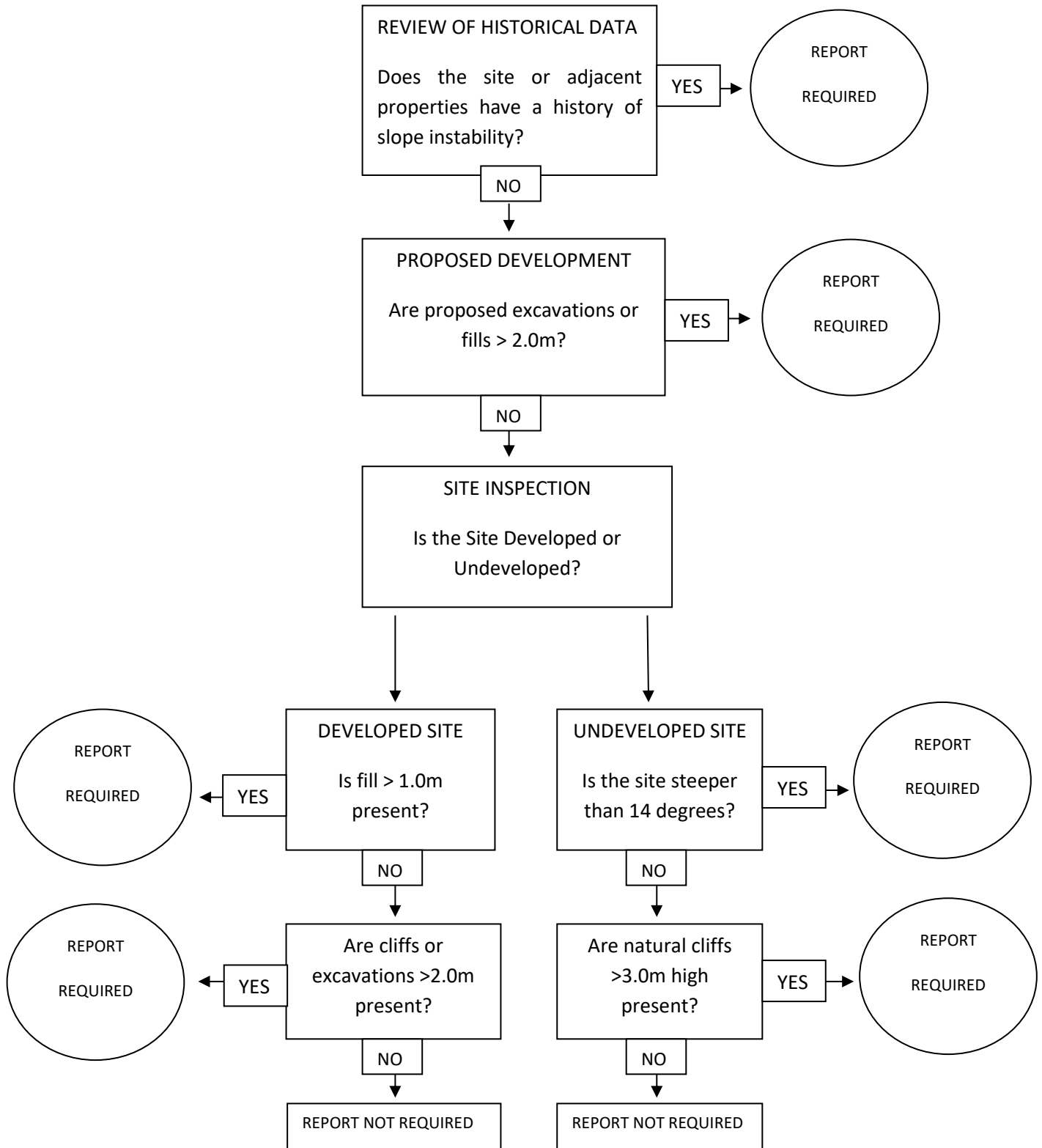
Provided good engineering and building practice are followed, no further Geotechnical assessment is recommended for the proposed development.

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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.
