

PRELIMINARY GEOTECHNICAL ASSESSMENT:

7 Torver Place, Wheeler Heights

1.0	LANDSLIP RISK CLASS (<i>Highlight indicates Landslip Risk Class of property</i>)
<input type="checkbox"/>	A - Geotechnical Report not normally required
<input type="checkbox"/>	B - Geotechnical Engineer (Under Council Guidelines) to decide if Geotechnical Report is required
<input type="checkbox"/>	C - Geotechnical Report is required
<input checked="" 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** Install a new pool with deck and landscaping at the NW side of the house by excavating to a maximum depth of ~1.0m and filling to a maximum height of ~1.0m.
- 2.2** Details of the proposed development are shown on 11 drawings prepared by Outside Living, job number 25-09, drawings numbered Sht-1 to Sht-11, Issue C, dated 15/5/25.

3.0 Site Location

- 3.1** The site was inspected on the 21st May, 2025.
- 3.2** This residential property is on the high side of the road and has a W aspect. It is located on the gentle to moderately graded middle reaches of a hillslope. Medium Strength Hawkesbury Sandstone bedrock outcrops at the SE side of 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 cuts and fills for garden and paved areas across the property. The proposed development will

require an excavation to a maximum depth of ~1.0m for the proposed pool and filling to a maximum height of ~1.0m for the proposed landscaping.

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 at gentle angles from the uphill side of the property before increasing in grade to moderate angles near the downhill property boundary. At the road frontage, a concrete driveway runs to a garage at the W side of the house. A stable rendered masonry retaining wall ~1.5m high supports a fill for the driveway and cut on the SW common boundary. A competent Medium Strength Hawkesbury Sandstone rock face up to ~1.7m high outcrops beside the driveway. The single storey house with storage area below is supported on brick walls and piers. The supporting walls show no significant signs of movement and the supporting piers stand vertical. The foundation space was observed to be damp at the time of the inspection and some surface water was observed on the storage area concrete slab. This is typical for houses constructed on sandstone bedrock at shallow depths. We can provide drainage advice upon request.

Stable low timber and keystone retaining walls support a cut for the house and fill on the N neighbouring property. A cut and fill is located at the location of the old above ground pool that has been demolished. The cut is supported by a low concrete block retaining wall and the fill is lined with stacked rocks. A concrete block wall along the NW common boundary displays some stepped cracking. The owners have informed us that the cracked portion of wall will be demolished. The area surrounding the house is mostly lawn or garden covered with some paved areas. No signs of slope instability were observed on the property that could have occurred since the property was developed. 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 street and 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 this 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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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.
