

PRELIMINARY GEOTECHNICAL ASSESSMENT:

14 Leinster Avenue, Killarney Heights

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** No excavations or fills are shown on the plans.
- 2.3** Various other minor internal alterations.
- 2.4** Details of the proposed development are shown on 21 drawings prepared by Raise the Roof, Project number LEI_2020, drawings numbered A01 to A12, Issue 1, dated 15/9/20.

3.0 Site Location

- 3.1** The site was inspected on the 2nd October, 2020.
- 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 downhill 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

filling used for landscaping on the downhill 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 falls across the property at an average angle of $\sim 10^\circ$. At the road frontage, a concrete-paved driveway runs to a parking area on the uphill side of the house. Between the road frontage and the house is a gently sloping lawn and garden. The single-storey brick house is supported on brick walls and brick piers. The supporting walls display no significant signs of movement and the supporting piers stand vertical. A vertical crack was noticed through the SE supporting wall under the deck on the downhill side of the house. The cracking appears tensional and is considered typical of houses of this age and construction. A gently-sloping lawn-covered fill extends off the downhill side of the house beside the deck. Another fill extends off the downhill side of the house under the deck. Both fills are supported by stable mortared stack rock retaining walls reaching $\sim 0.5\text{m}$ high. Both walls were also observed to be supported directly onto outcrops of competent Medium Strength Sandstone. No undercutting or other significant geological defects were observed in the outcrops and they are considered stable. A gently sloping lawn extends off the base of the outcrops to the lower common boundary. 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 Council Flow Chart.

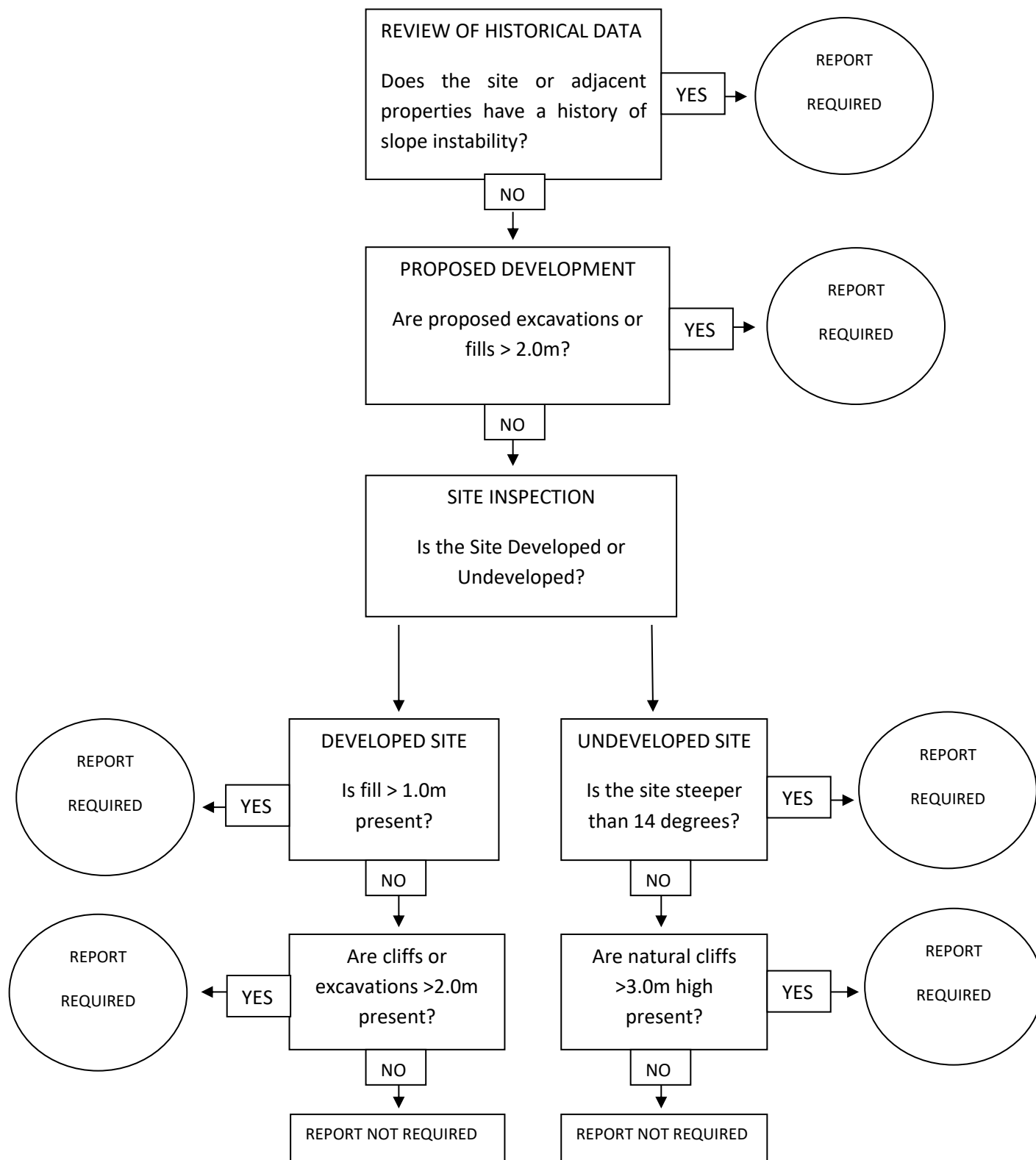
Provided good engineering and building practice are followed, no further Geotechnical assessment is recommended for the proposed development.

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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.
