

PRELIMINARY GEOTECHNICAL ASSESSMENT:

18 Westmeath 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** Install a pool on the E side of the property by excavating ~1.2m into the slope.
- 2.2** Extend the E side of the house.
- 2.3** Construct a new first floor addition.
- 2.4** No fills are shown on the plans.
- 2.5** Details of the proposed development are shown on 14 drawings prepared by Nikki Mote Architect, Project number 1607, drawings numbered AR DA 1 00 and 1 01 are Revision A, drawings numbered AR DA 2 00, 2 001, 3 01, 4 02, and 5 00 to 5 02 are Revision C, drawings numbered AR DA 4 01 and 5 03 are Revision D, drawings numbered AR DA 3 001 and 4 00 are Revision E, and drawing numbered AR DA 3 00 is Revision F, all drawings dated 1/8/18.

3.0 Site Location

3.1 The site was inspected on the 8th October, 2018.

3.2 This residential property is level with the road and has a S aspect. The block runs longways to the E so the slope is a cross-fall. It is located on the gently graded upper middle reaches of a hillslope. Medium Strength Hawkesbury Sandstone bedrock outcrops on the E 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 little with the development to date. The proposed development will require an excavation to a maximum depth of ~1.2m for the proposed pool.

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 ~6°. At the road frontage, a concrete driveway runs to a garage on the lower ground floor of the house. Between the road frontage and the house is a gently sloping lawn. The part two-storey brick house is supported on brick walls. No significant signs of movement were observed in the supporting brick walls. Another gently sloping lawn extends off the E side of the house to the E boundary. Medium Strength Sandstone outcrops through the uphill side of the lawn. A lawn-covered slope extends from the E boundary to the undeveloped bushland to the E of the property. Medium Strength Sandstone also outcrops through this slope. 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.

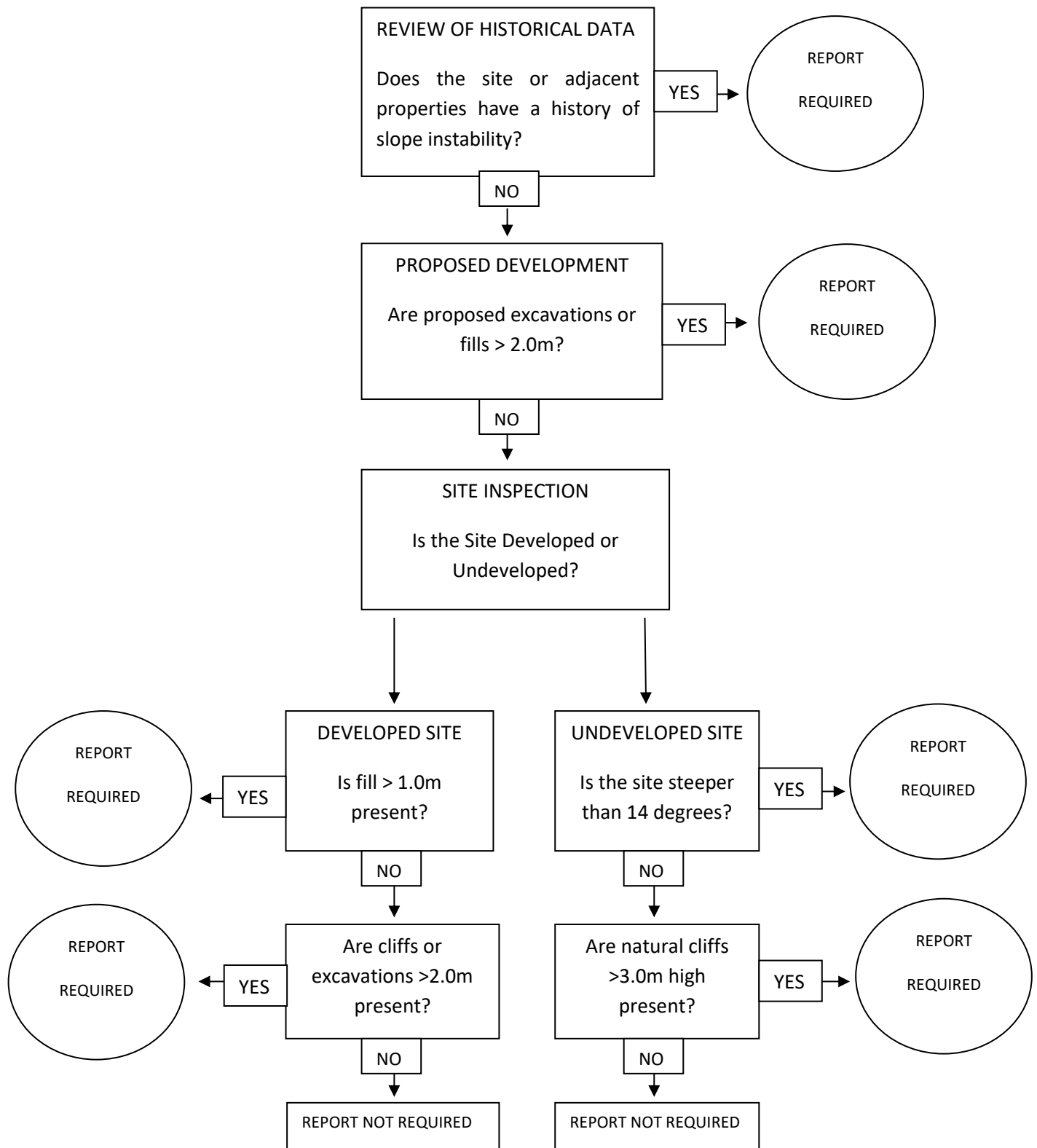
Provided good engineering and building practice are followed, no further Geotechnical assessment is recommended for the proposed development.

White Geotechnical Group Pty Ltd.



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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.
