

PRELIMINARY GEOTECHNICAL ASSESSMENT:

2 Monserra Road, Allambie 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 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 pool on the uphill side of the property by excavating to a maximum depth of ~1.8m.
- 2.2 Extend the garage upslope by excavating to a maximum depth of ~1.6m.
- 2.3 Extend the downhill and uphill sides of the house.
- 2.4 Construct a new first floor addition.
- 2.5 Various other internal and external alterations.
- 2.6 No fills are shown on the plans.
- 2.7 Details of the proposed development are shown on 31 drawings prepared by Rapid Plans, Project number RP0818BRO, drawings numbered DA1002 to 1016, 2001 to 2004, 3001 to 3003, 4001 to 4003, and 5001 to 5006, dated 15/4/2019.

3.0 Site Location

- 3.1 The site was inspected on the 23rd April, 2019.

3.2 This residential property is on the high side of the road and has a SE aspect. It is located on the gently graded middle reaches of a hillslope. Medium Strength Hawkesbury Sandstone bedrock outcrops and steps up 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 require excavations to a maximum depth of ~1.8m for the proposed pool and ~1.6m for the proposed garage extension.

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 ~7°. At the road frontage, a concrete driveway runs to a triple garage under the downhill side of the house. Between the road frontage and the house is a gently sloping lawn-covered fill. The fill is supported by a brick retaining wall ~0.8m high. The single-storey brick house is supported on brick walls and brick piers. No significant signs of movement were observed in the supporting brick walls and the supporting brick piers stand vertical. Another gently sloping lawn rises from the uphill side of the house to the upper common boundary. Competent Medium Strength Sandstone bedrock outcrops through this lawn in places. 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.

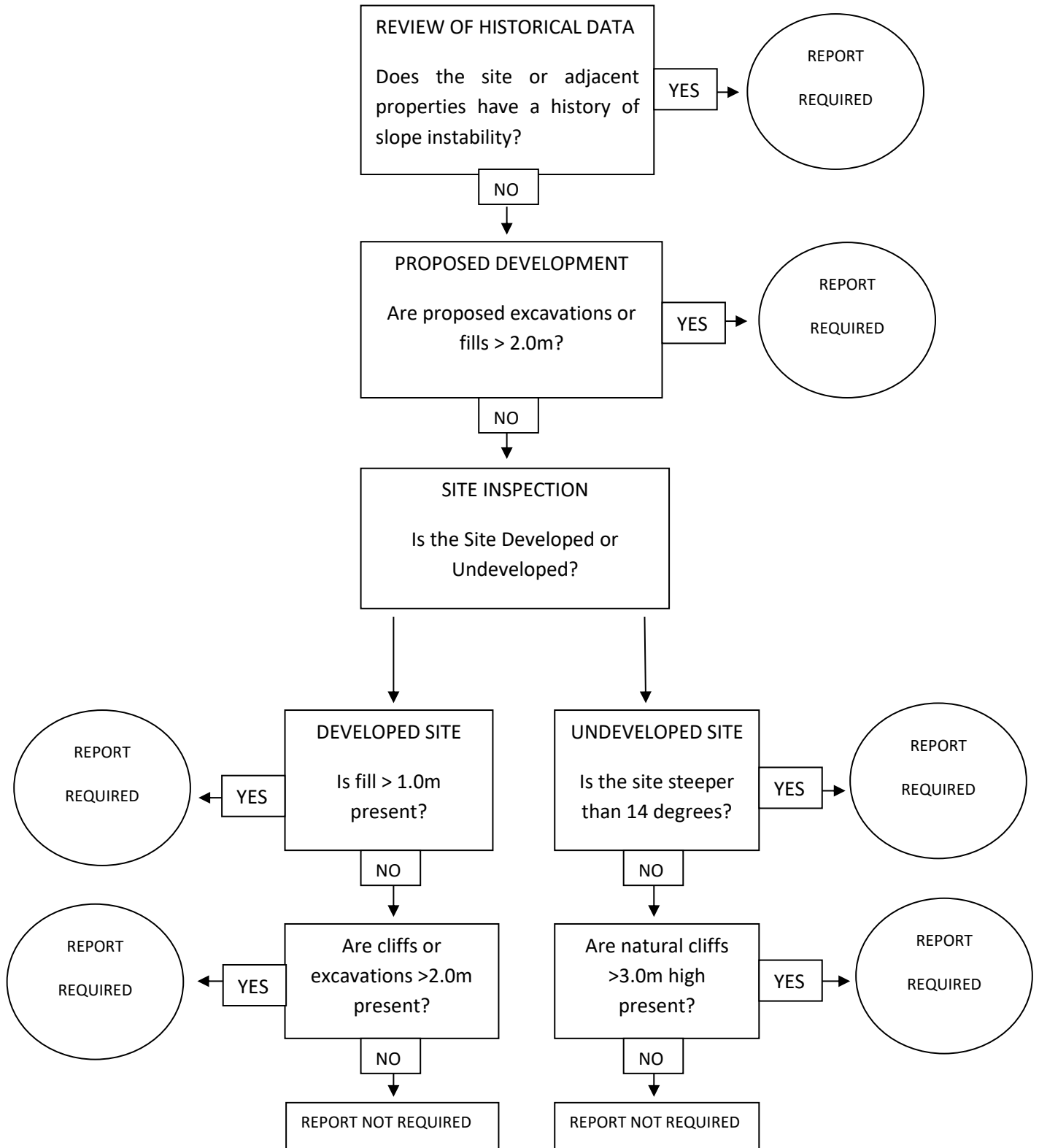
Provided good engineering and building practice are followed, no further Geotechnical assessment is recommended for the proposed development.

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Preliminary Assessment Flow Chart – Norther 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.