

PRELIMINARY GEOTECHNICAL ASSESSMENT:

17 Soniver Road, North Curl Curl

1.0	LANDSLIP RISK CLASS (<i>Highlight indicates Landslip Risk Class of property</i>)
☐	<i>A - Geotechnical Report not normally required</i>
☒	<i>B - Geotechnical Engineer (Under Council Guidelines) to decide if Geotechnical Report is required</i>
☐	<i>C - Geotechnical Report is required</i>
☐	<i>D - Geotechnical Engineer (Under Council Guidelines) to decide if Geotechnical Report is required</i>
☐	<i>E - Geotechnical Report required</i>

2.0 Proposed Development

- 2.1** Install a pool on the W side of the property by excavating to a maximum depth of ~1.0m.
- 2.2** Construct a cabana and paved area to the W of the pool.
- 2.3** Minor filling for levelling is shown on the plans.
- 2.4** Details of the proposed development are shown on 5 drawing prepared by Rich Carr Architects, drawings numbered DA-1051, DA-1101, DA-1201, DA-1301, and DA-1302, dated 4.9.25.

3.0 Site Location

- 3.1** The site was inspected on the 9th September, 2025.
- 3.2** This residential property is level with the road and has a S aspect. It is located on the gently graded middle reaches of a hillslope. Medium Strength Sandstone outcrops across the property in several locations. 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 by an excavation for the garage and a fill for the driveway. The proposed development will require a ~1.0m excavation 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 falls across the property from the N common boundary at an average angle of ~6°. At the road frontage, a gravel driveway runs across the slope to a garage underneath the W side of the house. The fill for the driveway is supported by a stable rendered concrete retaining wall reaching up to ~2.5m high. In between the road frontage and the house is a gently sloping lawn area that extends from below this retaining wall to the lower common boundaries. The cut for the garage is supported by a rendered masonry retaining wall that reaches up to ~2.5m high. This wall displays some cracking through the mortar and evidence of significant water seepage, however no deflection was present and increased water seepage is expected on sites with very shallow bedrock such as this. Medium Strength Sandstone was observed at the base of the garage wall. The two-storey house is supported on rendered masonry walls. These walls display similar levels of cracking and water seepage to the garage retaining walls. The walls appear to stand vertical. A terraced level lawn area extends off the E side of the house to the E boundary. The fill for the upper terrace is supported by a stable ~1.5m high rendered masonry retaining wall. Medium Strength Sandstone was observed outcropping at the base of this wall. The land surface surrounding the house is mostly lawn covered with some decking. No significant signs of movement associated with slope instability were observed on the grounds. No cliffs or large rock faces were observed on the property. No geotechnical hazards that could impact on the subject property were observed on the surrounding neighbouring properties as viewed from the subject property and the street.

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 the 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.
