

PRELIMINARY GEOTECHNICAL ASSESSMENT:

52 Woodbine Street, North Balgowlah

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** Demolish the existing house and attached garage and construct a new part two-storey house in the same location.
- 2.2** Install a pool on the uphill side of the property by excavating to a maximum depth of ~1.9m.
- 2.3** Details of the proposed development are shown on 4 drawings prepared by Mallory Building Design, project number 2057, drawings numbered 1 to 4, dated 27.10.22.

3.0 Site Location

- 3.1** The site was inspected on the 10th October, 2022.
- 3.2** This residential property is on the high side of road and has a S aspect. It is located on the gently graded upper reaches of a hillslope. Medium Strength Hawkesbury Sandstone bedrock outcrops at the street frontage of the neighbouring property to the E. It is expected to underlie the surface across the subject property at relatively shallow depths. The natural surface of the block has not been altered

significantly. The proposed development will require an excavation to a maximum depth of ~1.9m 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 surface rises across the property at an average angle of ~5°. At the road frontage, a concrete and brick paved driveway runs up the slope to a garage attached to the W side of the house. This garage will be demolished as part of the proposed works. In between the road frontage and the house is a gently sloping garden area. The two-storey brick house is supported on brick walls and brick piers. The external brick walls show no significant signs of movement. We note that the foundation space of the house is filled with water. The house will be demolished as part of the proposed works and all drainage issues will be remediated. A level brick patio and gently sloping lawn area extends off the uphill side of the house to the upper common boundary. The area surrounding the house is mostly lawn covered with some paving. 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 or in the near vicinity. 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 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.



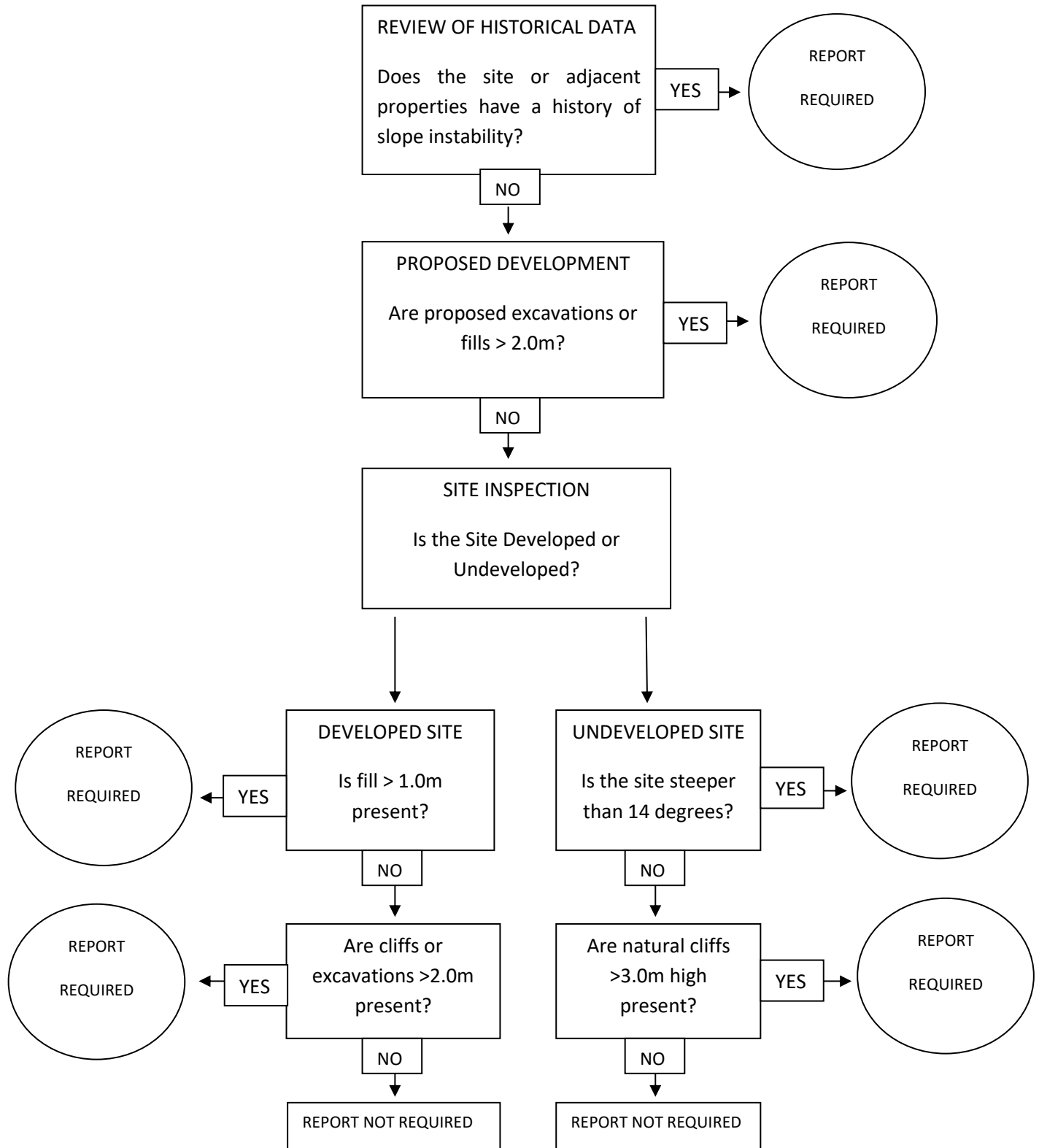
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Preliminary Assessment Flow Chart – Northern Beaches Council (Warringah)



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.
