

PRELIMINARY GEOTECHNICAL ASSESSMENT:

93 Toronto Avenue, Cromer

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

2.0 Proposed Development

- 2.1** Demolish the existing pergola on the SE side of the property and construct a new pergola in the same location.
- 2.2** Apart from those for footings, no excavations are required. No fills are shown on the plans.
- 2.3** Details of the proposed development are shown on 2 drawings prepared by Pergola Land, sheets numbered 1 and 2, Revision A, dated 28/4/21.

3.0 Site Location

- 3.1** The site was inspected on the 12th May, 2021.
- 3.2** This residential property is near level with the road and has a N aspect. The block runs longways to the SE so the slope is a cross-fall. It is located on the gently graded middle reaches of a hillslope. No rock outcrops on the property. The Sydney 1:100 000 Geological sheet indicates the site is underlain by Hawkesbury Sandstone that is described as a medium to coarse grained quartz sandstone with very minor

shale and laminite lenses. Sandstone bedrock is expected to underlie the surface at relatively shallow depths. The natural surface of the block has been altered with an excavation for a patio area on the SE side of the property. The proposed development will not alter the surface further.

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 property at an average angle of ~5°. At the road frontage, a concrete and brick-paved driveway runs to a garage attached to the downhill side of the house and to a parking area between the road frontage and the house. The two-storey brick and timber framed and clad house is supported on brick walls. The external supporting walls of the house display no significant signs of movement. A gently sloping lawn extends off the SE side of the house to a patio area near the SE common boundary. The cut for the patio area is supported by a low stable timber retaining wall. The area surrounding the house is mostly lawn-covered and paved. No 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. 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.

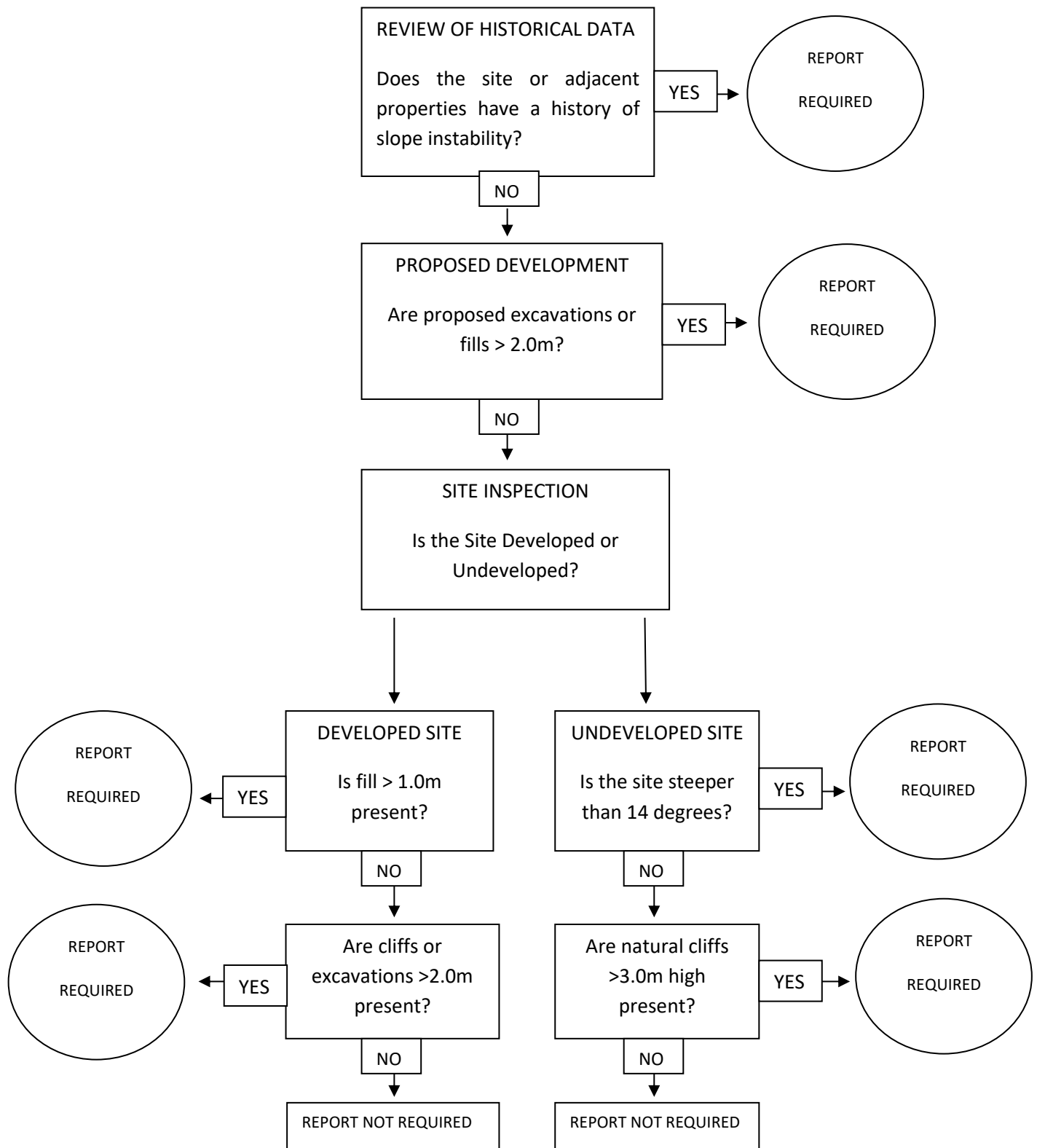
Provided good engineering and building practice are followed, no further Geotechnical assessment is recommended for the proposed development.

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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.
