

PRELIMINARY GEOTECHNICAL ASSESSMENT:

Lot 1, 41 May Road, Dee Why

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** Construct a new two-storey house on the vacant lot by excavating to a maximum depth of ~0.8m and filling to a maximum height of ~0.8m.
- 2.2** Details of the proposed development are shown on 8 drawings prepared by Designiche, Project number 19020, drawings numbered 01 to 08, Issue A, dated 23/12/2019.

3.0 Site Location

- 3.1** The site was inspected on the 16th April, 2018.
- 3.2** This battle-axe-shaped residential property is level with the road and has an E aspect. The block runs longways to the S so the slope is a cross-fall. It is located on the gentle to moderately 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 an excavation for the

driveway. The proposed house will require an excavation to a maximum depth of ~0.8m and filling to a maximum height of ~0.8m.

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

From the lower boundary to the upper boundary, the natural slope rises at an average angle of ~10°. At the road frontage, a gravel driveway runs to the vacant property. The stable cut for the driveway has been made entirely through competent Medium Strength Sandstone. The slope surface across the vacant lot is densely vegetated in exotic shrubs and grasses. Competent Medium Strength Sandstone outcrops through the slope in places across the property. The most prominent outcrop encompasses the S side of the lot. No undercutting or other serious geological defects were observed in any of the outcrops and they are considered stable. 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

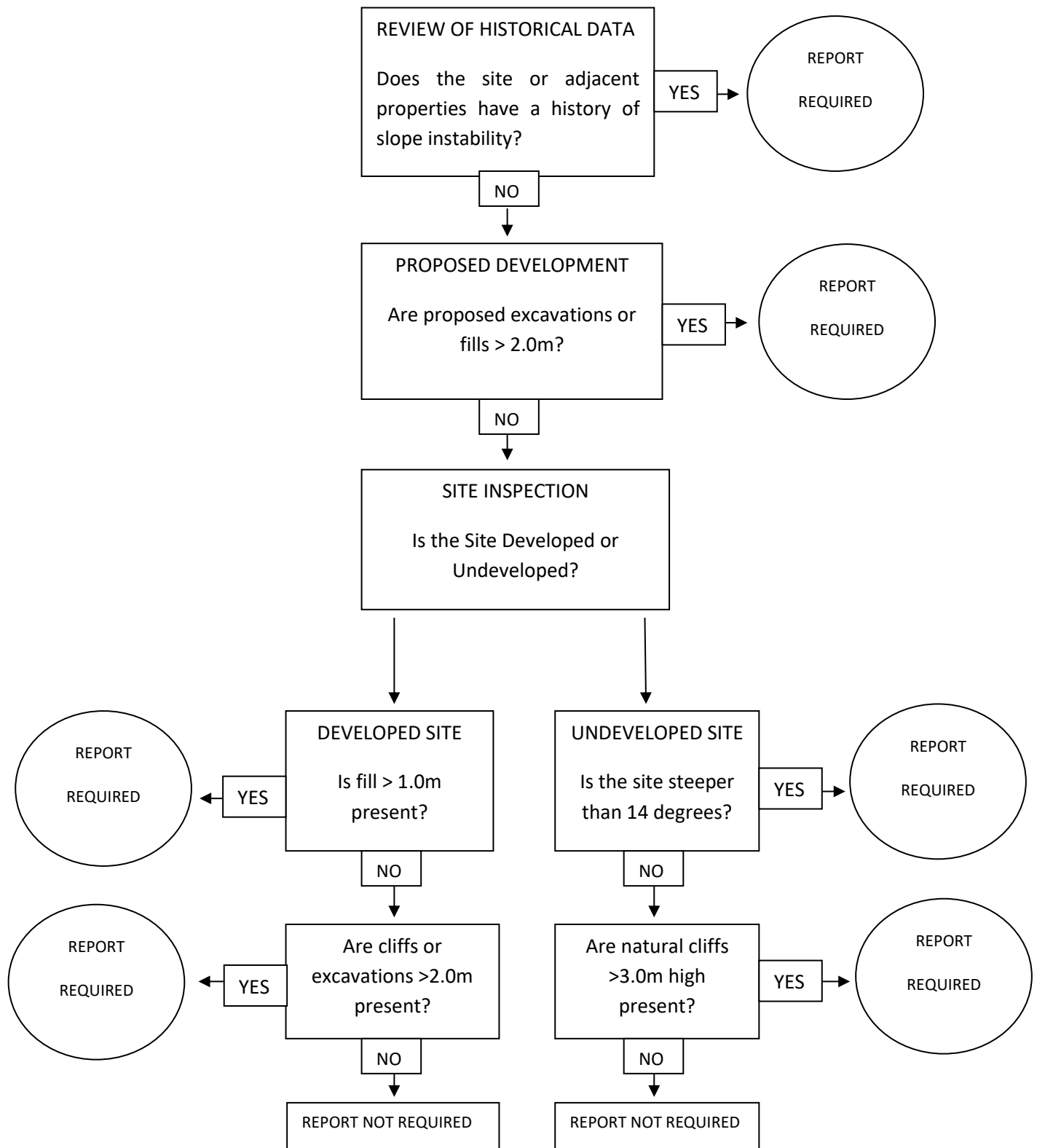
The proposed development and site conditions were considered and applied to the Council Flow Chart. Provided good engineering and building practice are followed, no further Geotechnical assessment is recommended for the proposed development.

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Preliminary Assessment Flow Chart – 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.
