

40 Monash Parade, Dee Why

Geotechnical Comments for Section 4.55

We have reviewed the existing preliminary geotechnical report, the original plans, and the 6 amended plans done by Network Design, drawing number 08-16-MON, sheets numbered 1B to 6B, dated 25/11/19.

The changes are as follows:

- No longer proposing to demolish the balcony on the NE corner of the house and instead retain and refurbish.
- Other minor interior modifications.

The proposed changes are considered minor from a geotechnical perspective and do not alter the recommendations in the report carried out by this firm numbered J1179 and dated the 9th March, 2017.

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PRELIMINARY GEOTECHNICAL ASSESSMENT:

40 Monash Parade, Dee Why

1.0	LANDSLIP RISK CLASS (<i>Highlight indicates Landslip Risk Class of property</i>)
☒	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** Extend the existing ground and first floors of the house to the E.
- 2.2** No cuts or fills are shown on the plans.
- 2.3** Details of the proposed development are shown on 5 drawings prepared by Network Design, drawing number 08-16-MON, sheet numbers 1 to 5, dated August 2016.

3.0 Site Location

- 3.1** The site was inspected on the 8th March, 2017.
- 3.2** This residential property is on the high side of the road and has a NE aspect. It is located on the gentle to steeply graded upper reaches of a hillslope. Medium strength Hawkesbury sandstone bedrock outcrops along the road frontage, underneath the house, and on the slope below. Where rock is not exposed at the surface it is expected at relatively shallow depths. The natural surface of the block has been altered with filling for a level patio area on the E side of the house and with shallow filling for the driveway and to create a level platform for the house, and with a cut in the foundation space of the house. The proposed development will not significantly alter the surface further for the proposed works.

3.3 The site shows no indications of historical movement 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 upper boundary to the lower boundary, the natural slope falls at an average angle of $\sim 9^\circ$. At the road frontage, a concrete driveway runs to a garage on the ground floor of the house. Competent medium strength Hawkesbury sandstone bedrock outcrops on either side of the driveway. The upper portion of the driveway is supported by a $\sim 1.9\text{m}$ high stable brick retaining wall. The external supporting brick walls of the two-storey rendered brick house display no signs of movement. An excavation has been made through the sandstone in the foundation space of the house to a depth of $\sim 2.0\text{m}$. No geological defects were observed and the cut face appears stable. Another excavation has been made through the sandstone to provide a level platform for the neighbouring house below. The excavation lines the lower common boundary and also appears stable. A fill has been placed on the E side of the house for a level patio area. The fill is supported by a $\sim 2.0\text{m}$ high stack rock retaining wall. This wall has a thick covering of vegetation but appears stable from what could be seen of the wall. Below the wall, the slope falls steeply for many metres before encountering the top of the sea cliff. The area surrounding the house is mostly paved. 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.

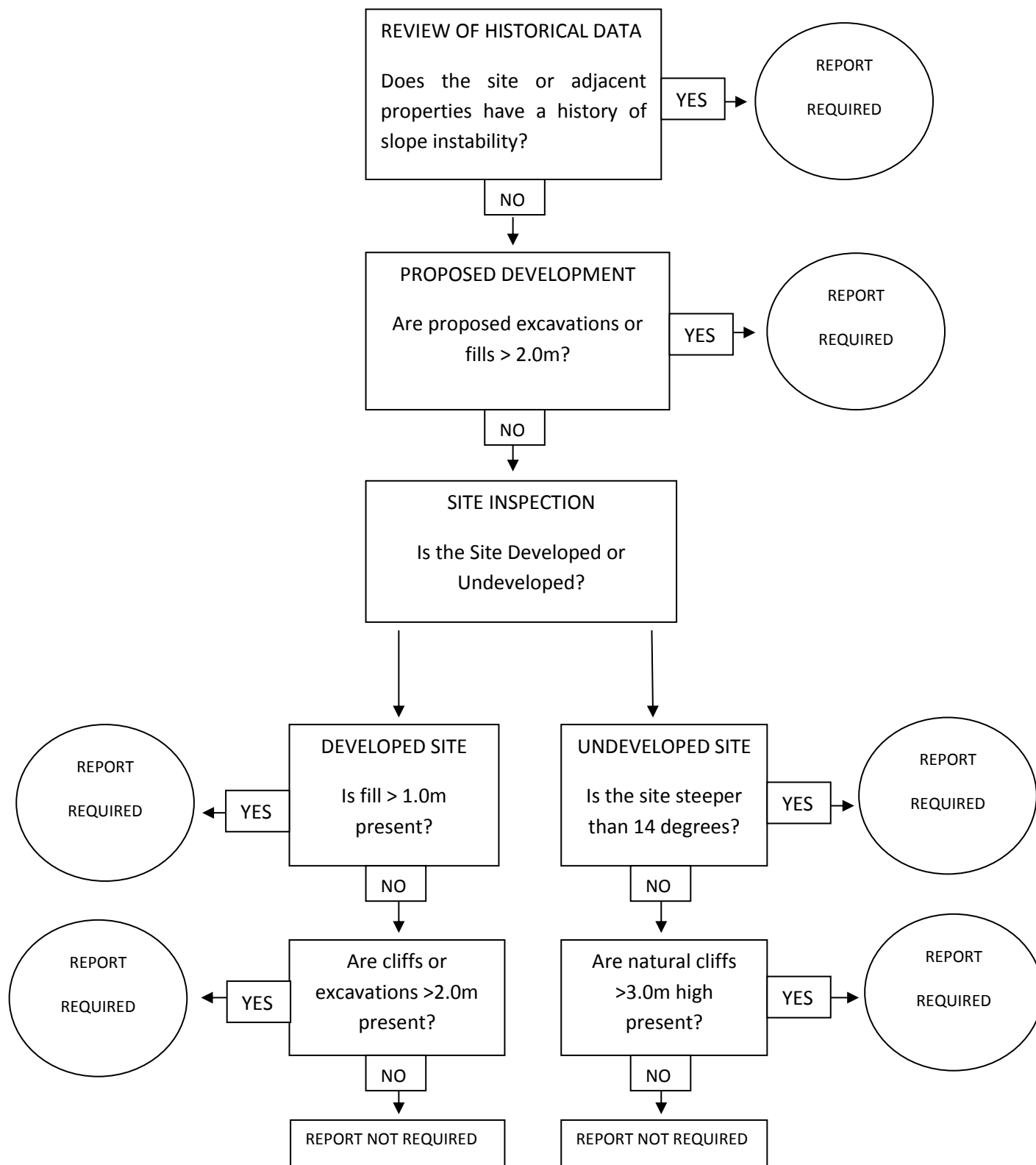
Provided good engineering and building practice are followed no further Geotechnical assessment is recommended for the proposed development.

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Preliminary Assessment Flow Chart – Warringah Council



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 section 2.0 of this assessment are incorrect we are to be informed immediately and before this assessment is lodged with the DA.
