

PRELIMINARY GEOTECHNICAL ASSESSMENT:

69 Cromer Road, 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 roof over the existing garage and construct a new deck over the existing garage.
- 2.2** No excavations or fills are shown on the plans.
- 2.3** Details of the proposed development are shown on 2 drawings by BDDS, Project number 2021-040, drawings numbered P01 and P02, dated February, 2021.

3.0 Site Location

- 3.1** The site was inspected on the 14th January, 2021, and previously on the 14th August, 2018.
- 3.2** This residential property is on the low side of the road and has a SE aspect. It is located on the gently graded middle reaches of a hillslope. Medium Strength Hawkesbury sandstone bedrock outcrops on the opposite side of the road to the subject 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 excavations for the lower ground floor of the house and pool on the downhill side of the property. The proposed development will not alter the surface further for the proposed works.

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 road frontage to the lower boundary, the natural slope falls at an average angle of $\sim 8^\circ$. Competent Medium Strength Sandstone outcrops on the opposite side of the road to the subject property. At the road frontage, a concrete driveway runs to a stable brick garage on the uphill side of the property. Between the road frontage and the garage is a gently sloping lawn. The three-storey brick and concrete house is supported on brick and concrete walls and concrete piers. The external supporting walls of the house display no significant signs of movement and the supporting piers stand vertical. An excavation has been made in the slope below the house for a pool. The water level of the pool indicates no ground movement has occurred in the shell of the pool since its construction. The area surrounding the house is mostly paved or lawn covered. 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.

6.0 Recommendations

The proposed development and site conditions were considered and applied to the Council Flow Chart.

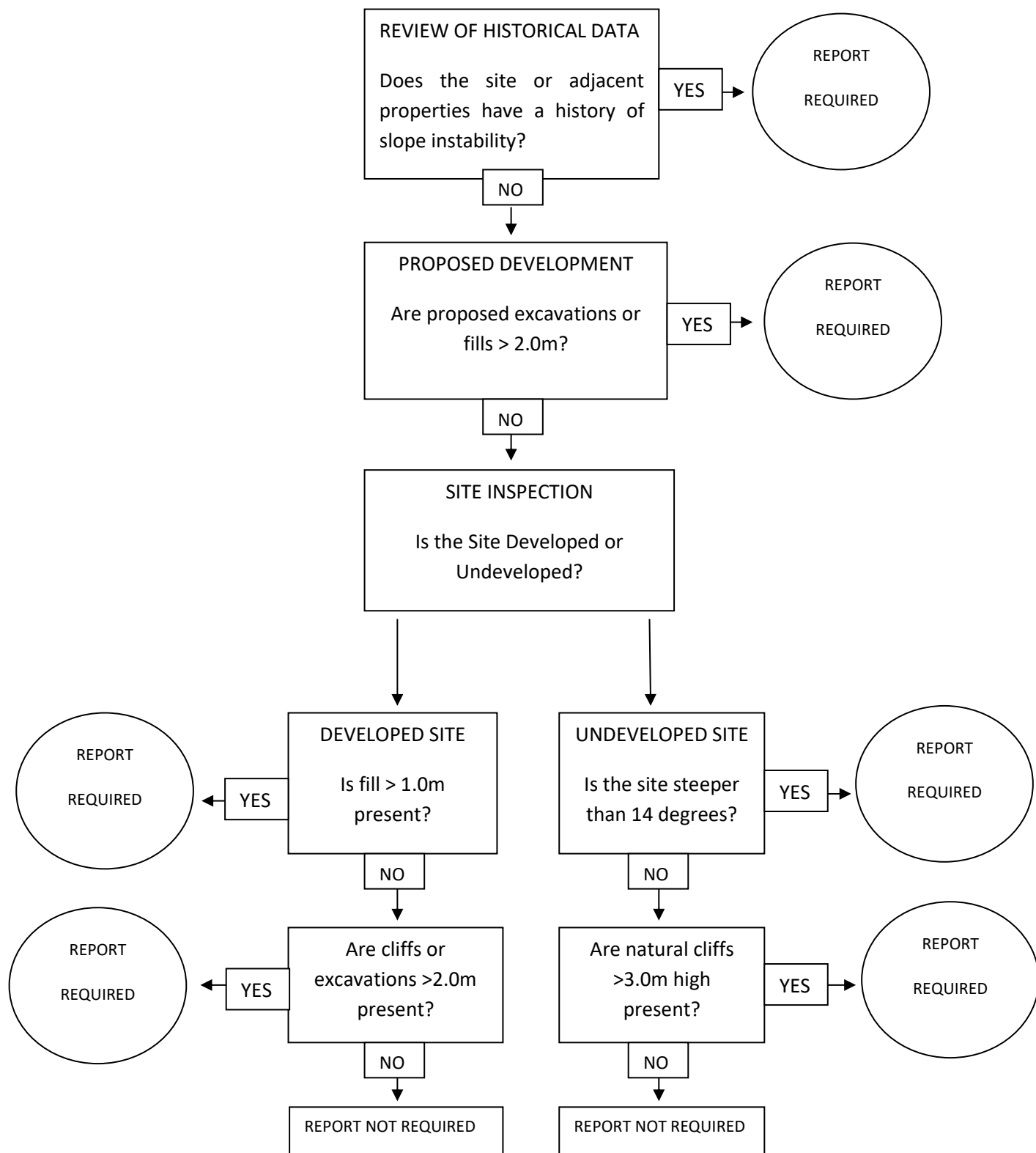
Provided good engineering and building practice are followed, no further Geotechnical assessment is recommended for the proposed development.

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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.
