PRELIMINARY GEOTECHNICAL ASSESSMENT:

29 Condover Street, North Balgowlah

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 Extend the house on the S side requiring minor leveling.

2.2 Demolish the existing driveway and landscape the uphill side of the property.

2.3 Construct a carport and new driveway on the uphill side of the property, requiring fill to a maximum height of ~0.9m.

2.4 Various other minor internal and external additions and alterations.

2.5 Apart from those for footings, no excavations are required.

2.6 Details of the proposed development are shown on 21 drawings prepared by Action Plans, drawings numbered MOD00 to MOD20. All revision A. All dated 24.02.2025.

3.0 Site Location

3.1 The site was inspected on the 23rd November, 2023. And previously in April 2020, and February 2017.

3.2 This residential property is on the low side of the road and has an E aspect. It is located on the gently graded lower reaches of a hillslope. Sandstone was observed outcropping on the uphill side of Condover Street, but was not observed on the subject 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 by an excavation for the pool and lower ground floor of the house, as well as fill for landscaping on the uphill side of the house. The proposed development will require filling to a maximum height of ~0.9m for the proposed carport.

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 falls across the property at an average angle of ~5°. At the road frontage, a concrete driveway runs past the S side of the house to a brick paved area on the downhill side. Fill for the driveway is supported by a stable double skin brick retaining wall reaching ~0.7m high that approximates the S common boundary. Fill has been laid for landscaping between the road frontage and the house. The fill is supported by a stable timber retaining wall reaching ~1.4m in height. The part three-story timber framed and clad house is supported on brick walls. No significant signs of movement were observed in the supporting walls. The cut for the house on the N side is supported by stable retaining walls of brick and concrete dressed in stone reaching up to ~1.1m high. Between the downhill side of the house and the lower common boundary is a near level lawn. A pool has been cut into the natural ground in this location. The water level indicates no ground movement has occurred in the shell of the pool since its construction. Below the property, the lawn continues onto a nature reserve

which slopes down to a creek. 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

Fill will be placed beneath the proposed carport. We recommend the fill is used as formwork only and the structures above are suspended, and not supported on the fill. This simplifies the building process as the fill does not require compaction. If it is desired to support structures on fill, it is to be laid as an engineered fill. Our office can be contacted for advice on this procedure.

The proposed development and site conditions were considered and applied to the current council requirements. See the required inspection below that is to be carried out during construction and is a requirement for the final geotechnical certification. Apart from the inspection, it is not expected additional geotechnical input will be required provided good design and building practices are followed.

6.0 Inspection

The client and builder are to familiarise themselves with the following required inspection as well as council geotechnical policy. We cannot provide geotechnical certification for the owners or the regulating authorities if the following inspection has not been carried out during the construction process.

- All footings are to be inspected and approved by the geotechnical consultant while the excavation equipment and contractors are still onsite and before steel reinforcing is placed or concrete is poured.

White Geotechnical Group Pty Ltd.

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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.