PRELIMINARY GEOTECHNICAL ASSESSMENT:

38 Milham Crescent, Forestville

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 uphill side of the house.

2.2 Extend the terrace on the downhill side of the house.

2.3 Construct a new pool inside the existing pool shell.

2.4 Various other minor internal and external alterations.

2.5 Apart from those for footings, no excavations are required. No fills are shown on the plans.

2.6 Details of the proposed development are shown on 8 drawings prepared by Gartner Trovato Architects, Project number 2201, drawings numbered DA01 to DA05 and DA08 are dated 8/3/22, and drawings numbered DA06 and DA07 are dated 9/3/22.

3.0 Site Location

3.1 The site was inspected on the 16th March, 2022.

3.2 This residential property is on the low side of the road and has a NW aspect. It is located on the gentle to steeply graded upper middle reaches of a hillslope. Medium Strength Hawkesbury Sandstone bedrock outcrops on the downhill side of 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 pool and with filling used for landscaping across the downhill side of the site. 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

At the road frontage, a concrete and brick-paved driveway runs to a garage on the ground floor of the house. The two-storey rendered brick house is supported on brick walls. The external supporting walls of the house display no significant signs of movement. A pool has been cut into the slope on the downhill side of the house. The water level of the pool indicates no ground movement has occurred in the shell of the pool since its construction. A stable suspended concrete slab with disused recreational rooms under extends off the downhill side of the house and pool. The slabs and rooms are supported off vertical steel posts. A competent Medium Strength Sandstone rock face steps down the slope within and below the recreational rooms. No undercutting or other significant geological defects were observed in the outcrop and it is considered stable. 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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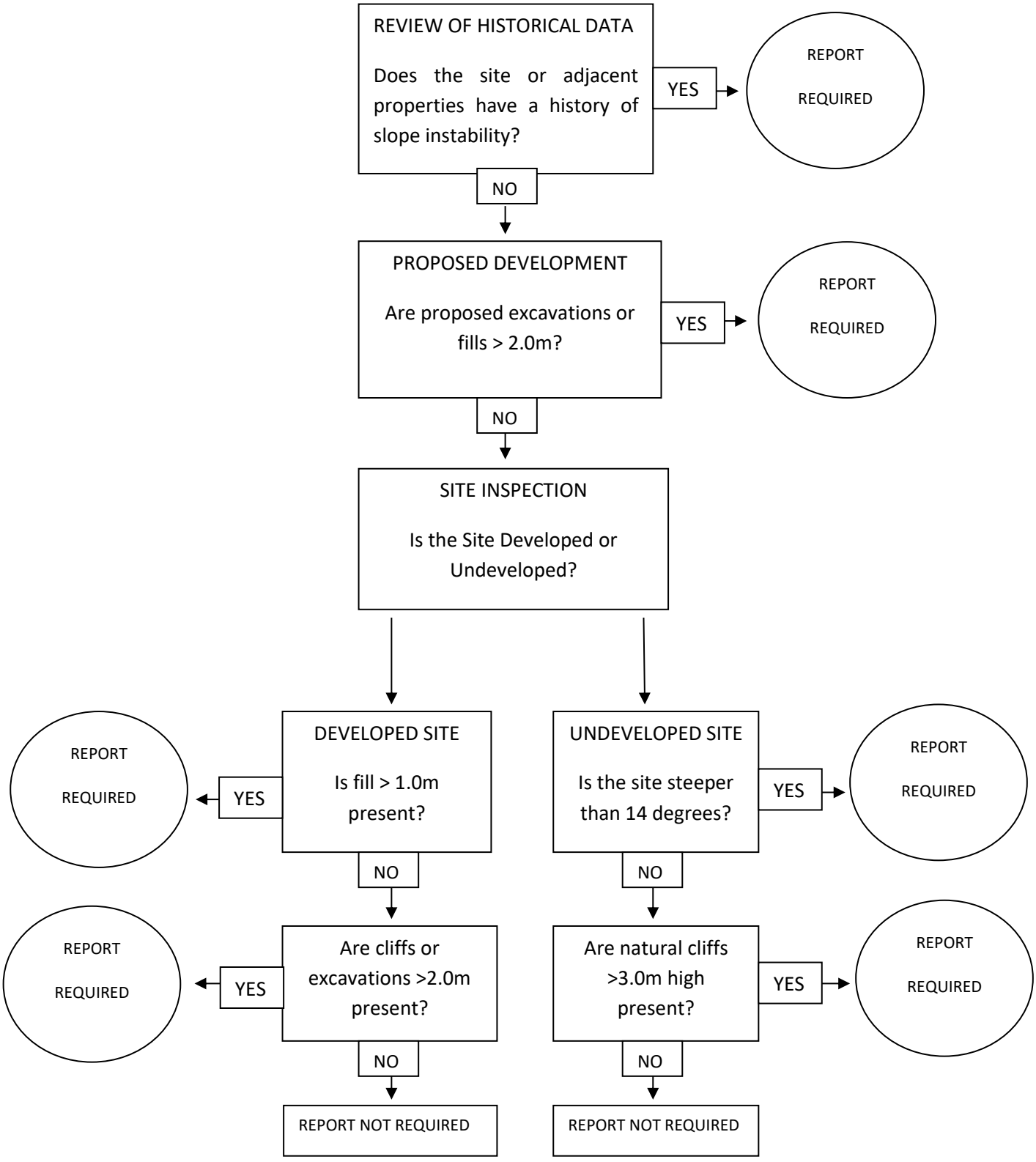
Preliminary Assessment Flow Chart – Northern Beaches Council (Warringah)



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.
