

PRELIMINARY GEOTECHNICAL ASSESSMENT:

259 Aumuna Road, Terrey Hills

1.0	LANDSLIP RISK CLASS (<i>Highlight indicates Landslip Risk Class of property</i>)
<input type="checkbox"/>	<i>A - Geotechnical Report not normally required</i>
<input checked="" type="checkbox"/>	<i>B - Geotechnical Engineer (Under Council Guidelines) to decide if Geotechnical Report is required</i>
<input type="checkbox"/>	<i>C - Geotechnical Report is required</i>
<input type="checkbox"/>	<i>D - Geotechnical Engineer (Under Council Guidelines) to decide if Geotechnical Report is required</i>
<input type="checkbox"/>	<i>E - Geotechnical Report required</i>

2.0 Proposed Development

- 2.1** Construct a new shed on the N side of the property by filling to a maximum height of ~1.0m.
- 2.2** Construct new decks on the N and W sides of the house.
- 2.3** Extend E side of existing garage and construct a new addition over.
- 2.4** Demolish existing carport and construct a new carport in the same location.
- 2.5** Various other minor alterations and additions.
- 2.6** Minor levelling may be required to construct the proposed shed.
- 2.7** Details of the proposed development are shown on 16 drawings prepared by Blue Sky Building Designs, Project number 2020050, sheets numbered A101 to A116, Issue 1, dated 21/3/22.

3.0 Site Location

- 3.1** The site was inspected on the 16th August, 2021.

3.2 This large rural/residential property is on the corner of Aumuna Road and Coolowie Road. It is level with Aumuna Road and is on the low side of Coolowie Road. The property has a SW aspect. It is located on the gentle to moderately graded upper 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 on the N side of the property. Filling to a maximum height of ~1.0m may be required to construct the proposed shed.

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 rises across the property at an average angle of ~5°. At the road frontage to Aumuna Road, a brick-paved driveway runs to a stable timber framed carport on the downhill side of the property and to a brick garage and carport on the S side of the house. The single-storey brick house steps up the slope and is supported on brick walls. The external supporting brick walls display no significant signs of movement. A stable tennis court and timber framed gazebo have been constructed in the NE corner of the property. A pool has been cut into the slope to the NW of the house. 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 built structures on the property is mostly lawn covered with some garden areas. 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.

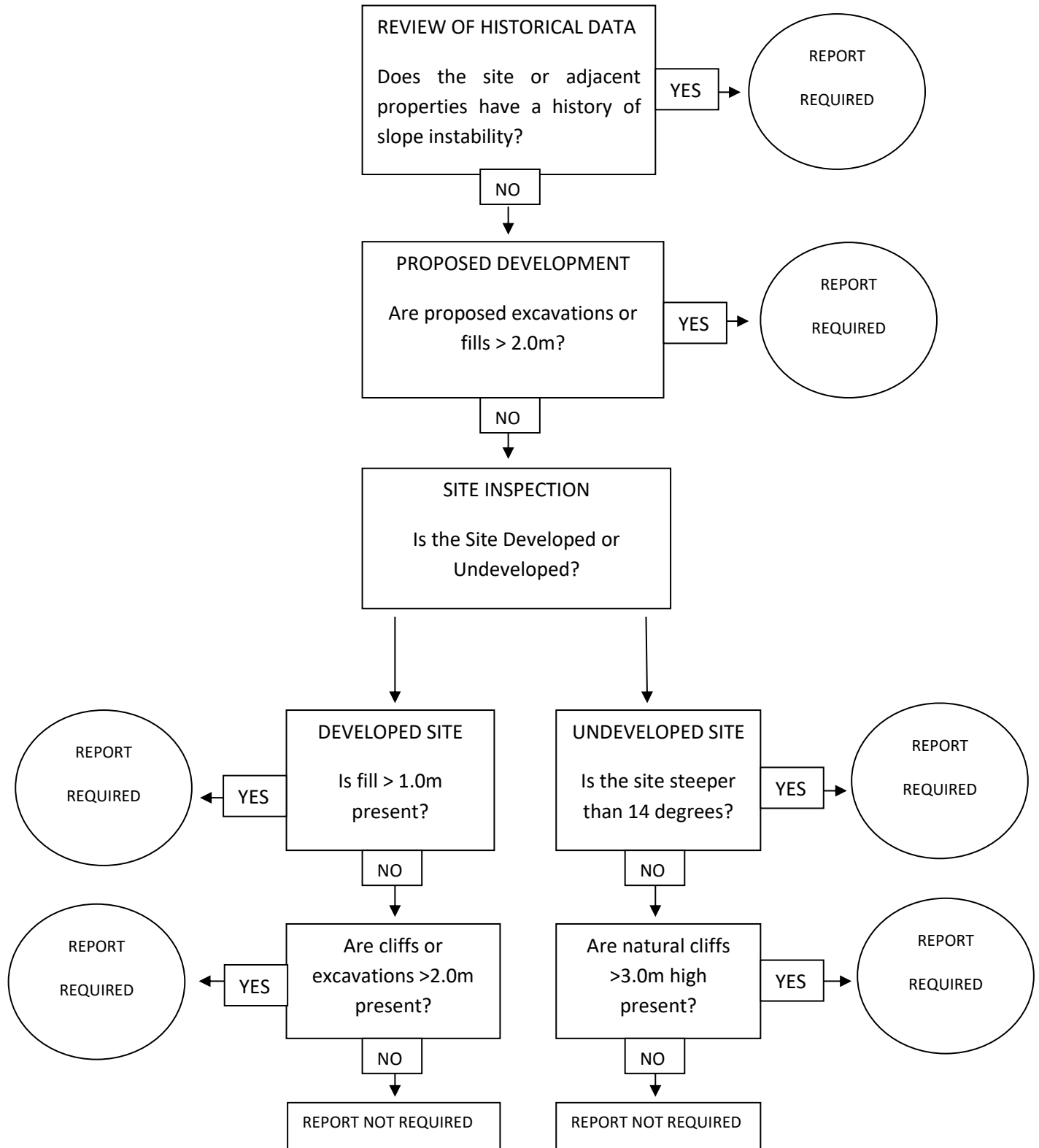
Provided good engineering and building practice are followed, no further Geotechnical assessment is recommended for the proposed development.

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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.
