

PRELIMINARY GEOTECHNICAL ASSESSMENT:

3 Austin Avenue, North Curl Curl

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

2.0 Proposed Development

- 2.1** Construct a balcony off the downhill side of the house.
- 2.2** Install a pool on the downhill side of the property by excavating to a maximum depth of ~1.8m
- 2.3** Construct a cabana on the downhill side of the property.
- 2.4** Various other minor internal and external alterations and additions.
- 2.5** No fills are shown on the plans.
- 2.6** Details of the proposed development are shown on 14 drawing prepared by Alex Bryden Architecture, project number 220088, drawing numbered DA001, DA010, DA020, DA100 to DA102, DA200 to DA203, DA205, and DA300 to DA302, dated 2.4.23.

3.0 Site Location

- 3.1** The site was inspected on the 8th June, 2023.

3.2 This residential property is on the low side of the road and has a S aspect. It is located on the gently graded upper reaches of a hillslope. Medium Strength Sandstone 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 by a fill for a lawn area. The proposed development will require a ~1.8m excavation for the proposed pool.

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 $<5^\circ$. At the road frontage, a concrete driveway runs down the slope to a garage on the ground-floor of the house. The two-storey brick house is supported on external brick walls. The house was under construction at the time of inspection. The external brick walls show no significant signs of movement. A gently sloping lawn area extends off the downhill side of the house to the lower boundary. The fill for the lawn area is supported by a stable ~1.0m high brick retaining wall near the lower common boundary. Medium Strength Sandstone outcrops in this location and the retaining wall is supported directly off it. The land surface surrounding the house is almost entirely lawn covered. 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

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.

White Geotechnical Group Pty Ltd.



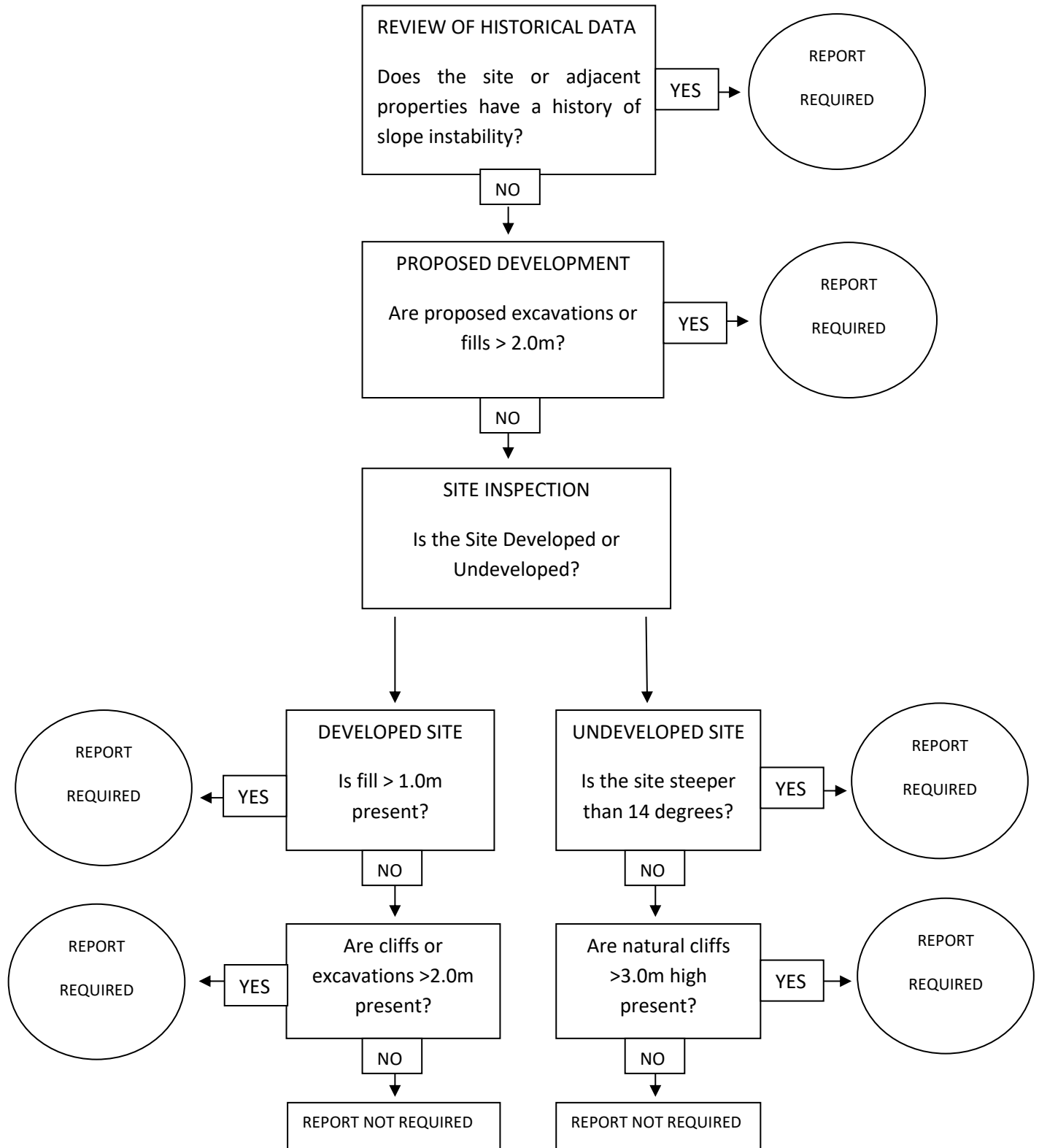
Tyler Jay Johns
BEng (Civil)(Hons),
Geotechnical Engineer.

Reviewed By:



Ben White M.Sc. Geol.,
AusIMM., CP GEOL.
No. 222757
Engineering Geologist.

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.
