

Preliminary Geotechnical Assessment – Minor Works: Alterations & Additions – Landslip Area G4 (MDCP) – Site Conditions

1. Description of development

Alterations & Additions to existing dwelling including:

Ground Floor Additions; New Upper Floor Addition; New Double Carport; Internal and External modifications; Rectifications and Improvements; External Storage Solutions; and Landscape Concept

2 New Street, East Balgowlah, NSW 2093

The building use is RESIDENTIAL

The building Classification is CLASS 1 and CLASS 10

In response to the request for Additional Information we provide a copy of the Preliminary Assessment of Site Conditions in accordance with Schedule 11 of the Manly DCP 2013

As per Clause 4.1.8 of the MDCP, the applicant must complete Council's Checklist for Preliminary Assessment of Site Conditions in Schedule 11 of MDCP 2013 to determine whether a Geotechnical Report is required.

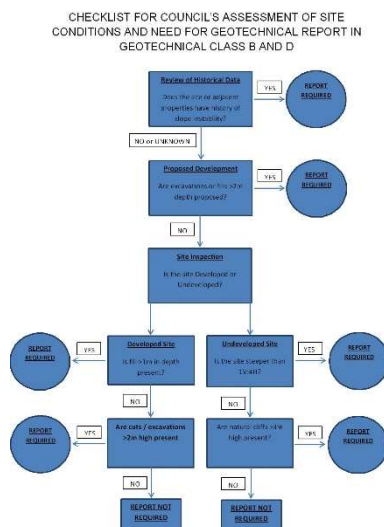


Image 1: Schedule 11 extract of Preliminary Assessment for Site Conditions and need for Geotechnical Report.

The purpose of this Preliminary Assessment is to demonstrate that the proposed development at 2 New Street East, Balgowlah, does not need a Geotechnical Report for the proposed Development Application. It is a review of the design plans, engineering plans and a surface visual assessment of the stability of the existing property. No in-situ testing or bore holes was undertaken.

2. Site Stability Report in relation to the proposed development

- 2.1. Site Location: No. 2 is located in Balgowlah, on New Street East. The subject site has a fall from South to North along the length of the site, falling away from street level (New Street). The site also has a fall from East to West across the width of the site. The site is irregular in shape with an area surveyed at $550.m^2$ by Survey. A site width surveyed at 12.19m, and the overall length of the site is 43.91m with an additional triangulation towards the rear of the site. New Street binds the site to the South. 6 neighbouring properties bind the site to the North, West and East.

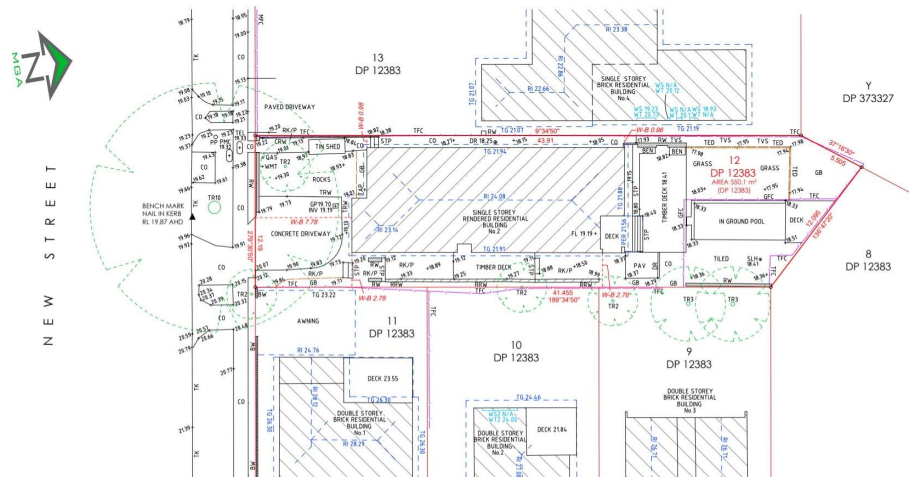


Image 2. Extract of Survey Plan

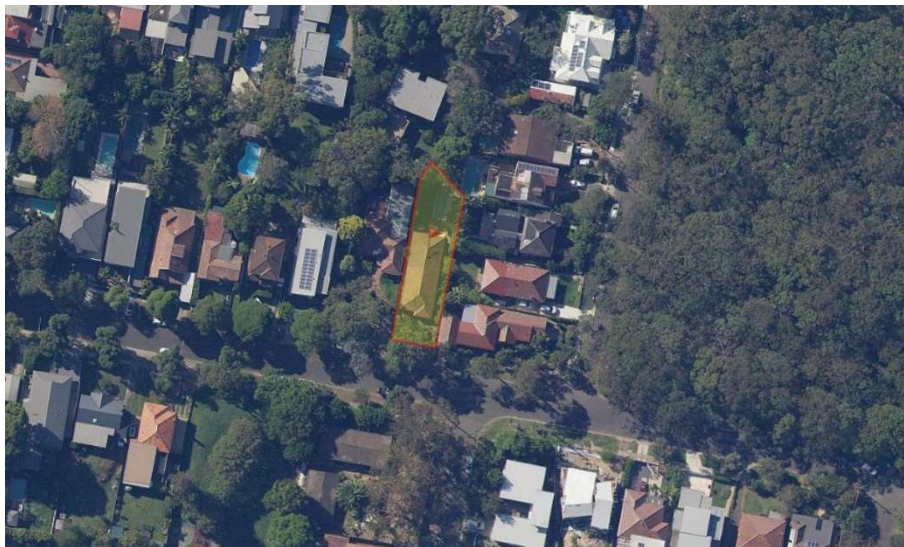


Image 3. Six Maps satellite image – site

- 2.2. Geotechnical Area: The site is mapped within the G4 Area of the 'Potential Geotechnical Landslip Hazard Areas Manly Map C', being 'Ridge crests, major spur slopes and dissected plateau areas < 15°'. The site is not mapped within the Manly Landslip Risk Areas.

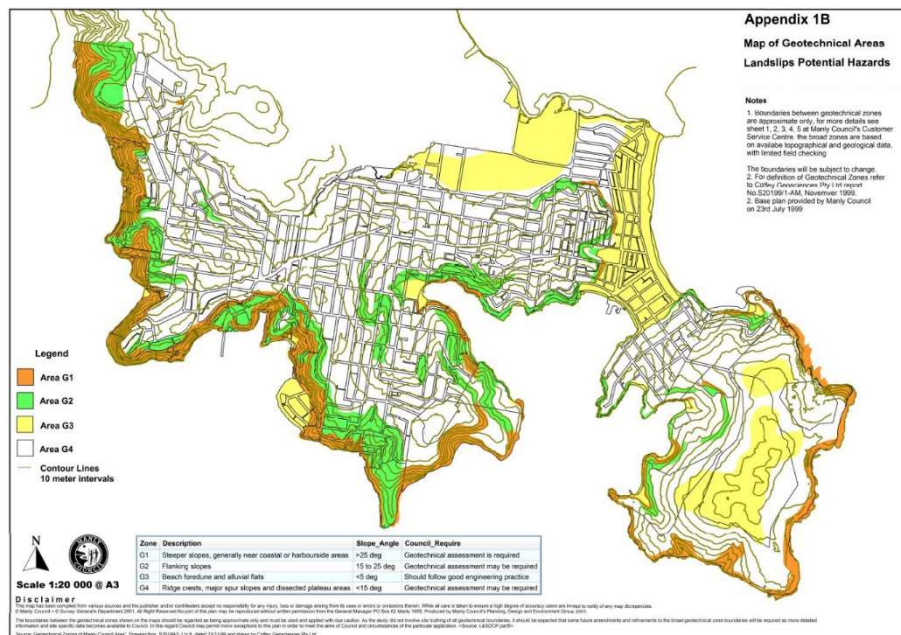


Image 4: Map of Geotechnical Areas Landslips Potential Hazards, Manly Map C

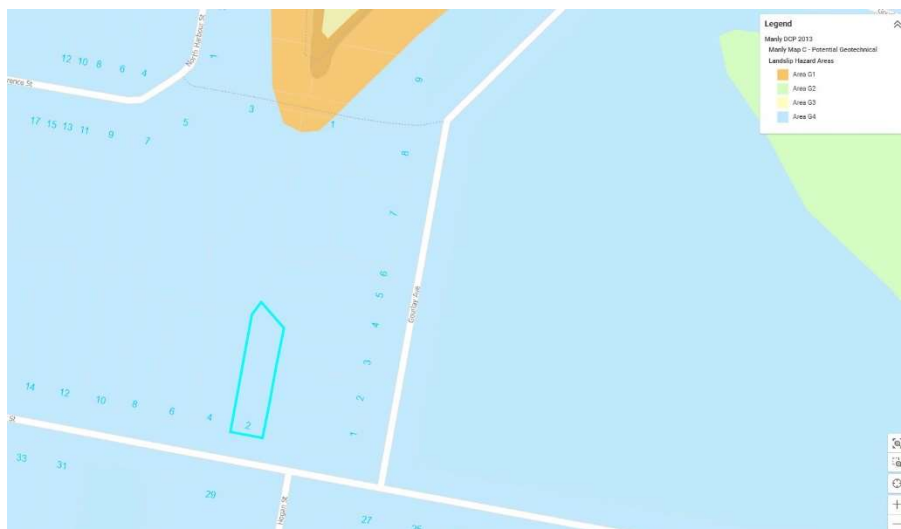


Image 5: Map C overlay of Site – Identified within Area G4

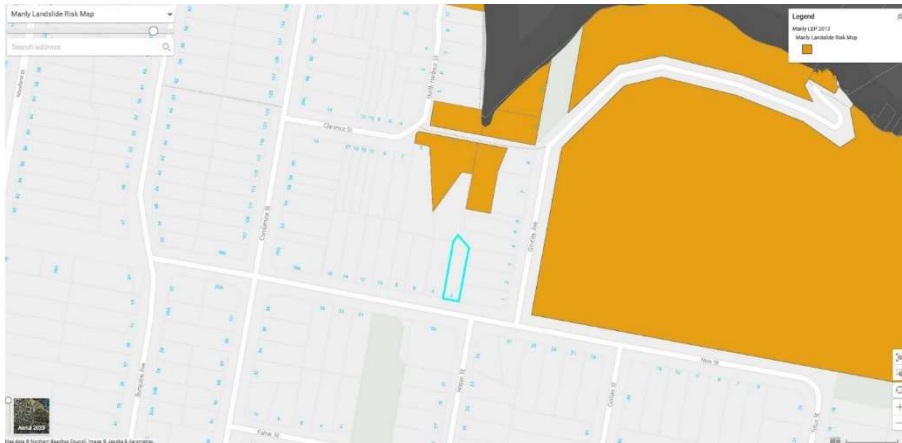


Image 6: Manly Landslip Risk Map

- 2.3. Proposed development: The majority of the work will be for a New First Floor Addition, set above the existing ground floor, with minor ground floor additions to square off the rear of the house; Secondary Development will be a new Carport structure over an existing parking hardstand; Ancillary Development will be for a replacement Roof Structure and Landscaping. The maximum excavation depths will be $<0.50\text{m}$ for footings and any piers – isolated and not over a large scale area. The anticipated Fill is to be approximately $<0.20\text{m}$ for the leveling of the carport hardstand. The proximity of these minor cut and fill locations to the existing structure/s is approximately $<0.60\text{m}$.
- 2.4. Existing site description: There is no visual surface evidence of bedrock or rock outcrops, however it would be assumed that the site has sandstone close to the surface given the nature of the immediate area. The site has been observed as having an upslope of 6degrees to the East, beyond the site boundaries, and an upslope within the site boundaries of 4degrees. Along the Eastern boundary is a line of trees, mature in size. There is no evidence of cracking or movement to these trees, and fencing line appears intact. New Street East is a bitumen roadway that binds the site to the South. The roadway has a fall running east to west, with a high point to the east of the site approximately 250m outside no.7-no.5. The roadway then dips to the east beyond that crest. The nature strip outside no.2 contains a footpath, services, a redundant bus stop concrete slab, and a mature tree (T10), surveyed at +20m, with a trunk diameter of 1.0m. There is no exposed sandstone bedrock or signs of ground movement, cracking or underlying geotechnical issues. All concrete footpaths have no evidence of movement or cracking. The southern front of the site contains an existing concrete paved driveway and parking hardstand. To the western side of the front setback, there is shallow sloped lawn, and a small garden shed to the western front boundary. Visually there is no evidence of cracking, ground movement or any underlying geotechnical conditions at surface level. To the centre of the site is a single storey rendered masonry and timber roof framed dwelling. There is a partially covered patio at the rear, stepped down from the main dwelling floor level. The patio extends from the existing dwelling to an inground swimming pool. A level lawn lies adjacent to the pool, and the site steps down to the rear western and northern corner of the site, approximately 0.30m in total. The site dwelling, swimming pool and all existing outbuilding structures are in good condition with no signs of ground movement or underlying geotechnical issues.

- 2.5. Recommendations: Based on the above items, and the flowchart below that indicates the principal factor(s) considered in the assessment, it is recommended that a detailed Site Stability Report, or Geotechnical Investigation is not required for this Development. It is recommended that the Structural and Stormwater Engineers review the levels of infiltration, specifically around the Eastern Side access path for Construction. The area appears damp and could be the result of shallow sandstone bedrock being present. Any surface water may be pooling in areas, and an appropriate design solution is likely.

3. Flowchart Assessment:

Based on the above items and on Councils requirements – does the present site or proposed development contain:

• History of Landslip	No
• Proposed Excavation/Fill >2m	No
• Site developed	Yes
• Existing Fill >1m	No
• Site Steeper than 1V:4H	No
• Existing Excavation >2m	No
• Natural Cliffs >3m	No

Based on the above checklist it is considered that a detailed Site Stability (Geotechnical) Report is not required for this Development.

Detailed Geotechnical assessment is not required.

Date of Assessment: 06.02.2025

Assessed By: Rebecca Popovic, for
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