

PRELIMINARY GEOTECHNICAL ASSESSMENT: **15 Manly Road, Seaforth**

1.0 Proposed Development

- 1.1** Install a new pool on the downhill side of the property by excavating to a maximum depth of ~1.1m.
- 1.2** Extend the uphill side of the house.
- 1.3** Construct a new balcony on the downhill side of the house.
- 1.4** Extend the E side of the first floor.
- 1.5** Various other minor internal and external alterations.
- 1.6** No fills are shown on the plans.
- 1.7** Details of the proposed development are shown on 15 drawings prepared by Peter Zavaglia Design Studio, Job number 2212, drawings numbered DA00 to DA14, Revision A, dated 26/11/24.

2.0 Site Location

- 2.1** The site was inspected on the 16th January, 2025.
- 2.2** This residential property is accessed from a bitumen Right of Carriageway (ROW) on the high side of Manly Road. The property has a S aspect. It is located on the gentle to moderately graded middle reaches of a hillslope. Medium Strength Hawkesbury Sandstone bedrock outcrops at the road frontage to Manly Road. 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 little with the development to date. The proposed development will require an excavation to a maximum depth of ~1.1m for the proposed pool.

2.3 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.

3.0 Site Description

The natural slope rises across the property at an average angle of $\sim 9^\circ$. The cut for Manly Road has been taken through competent Medium Strength Sandstone bedrock. The fill for the ROW that provides access to the property is supported by a stable mortared sandstone block retaining wall reaching $\sim 3.0\text{m}$ high. This wall was observed to be supported directly onto the outcropping sandstone. The cut for the ROW is supported by a stable $\sim 0.8\text{m}$ high mortared sandstone block retaining wall. A brick driveway extends off the ROW and runs up the slope to a stable brick garage attached to the E side of the house. Between the ROW and the house is a gently sloping lawn. The two-storey brick house is supported on brick walls and piers. The supporting walls show no significant signs of movement and the visible supporting piers stand vertical. Another gently sloping lawn extends off the uphill side of the house to the upper common boundary. The area surrounding the house and driveway is mostly lawn-covered with some paved areas. No signs of movement related to slope instability were observed on the grounds. The adjoining neighbouring properties were observed to be in good order as seen from the street and subject property.

4.0 Recommendations

The proposed development and site conditions were considered and applied to the current council requirements.

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.

5.0 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.
