

Ben and Leighanne Farmer
12 Heathcliff Crescent
Balgowlah Heights NSW 2093

9 June 2020

Duty Planner
Northern Beaches Council
1 Belgrave Street
Manly NSW 2095

SUBJECT: 12 Heathcliff Crescent – Geotechnical Preliminary Assessment

Dear Duty Planner,

Action Building Approvals, on our behalf, have recently submitted our Development Application (PAN-15865) for alterations and additions to the existing dwelling at 12 Heathcliff Crescent, Balgowlah Heights NSW 2095 (the site). To support the DA, I (Ben Farmer) have completed the checklist for preliminary assessment of site conditions in relation to the preparation of site stability reports, as set out in Schedule 11 of Manly Development Control Plan 2013.

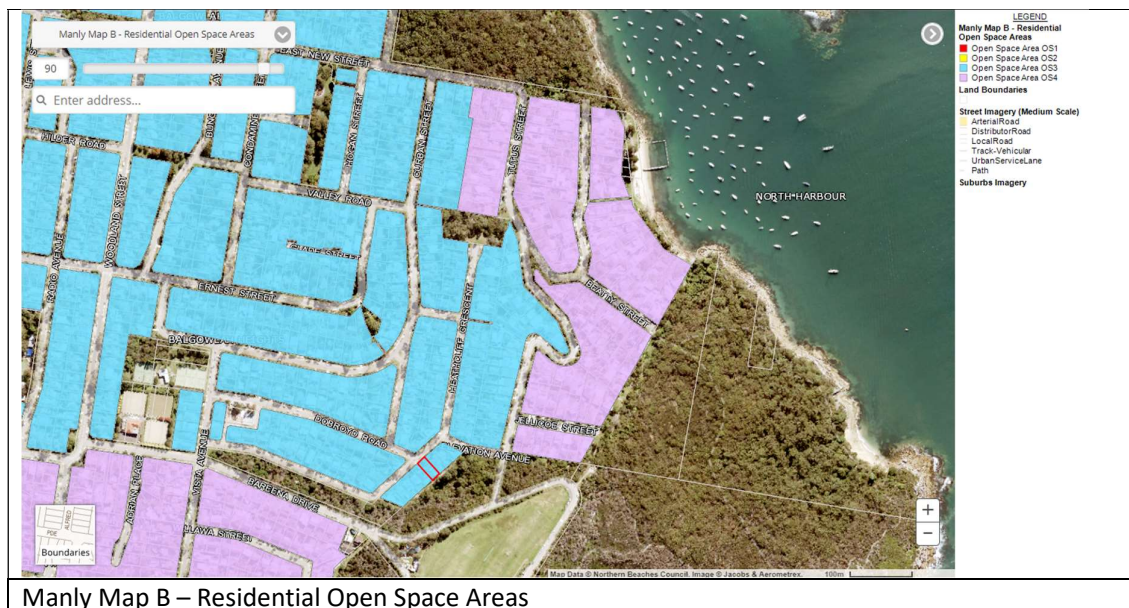
The information requested in Schedule 11 is provided below, along with the completed flowchart as an enclosure to this letter.

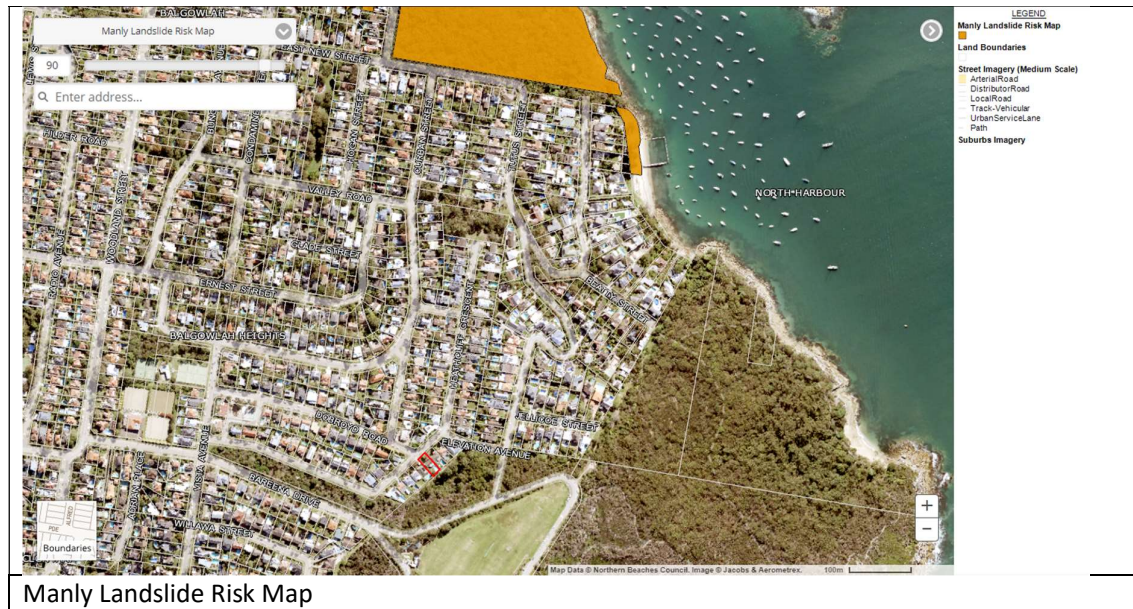
1. Site Location (Street and Position in street – above or below; Site dimensions – block shape & size):

- 12 Heathcliff Crescent, Balgowlah Heights, located above and on the eastern side of Heathcliff Crescent.
- Block is rectangular in shape, with a surface area of 556.4 m². The dimensions of the site is 36.55 m x 15.24 m, with a 15.24 m frontage onto Heathcliff Crescent.

2. Geotechnical area in which the site is located:

- The site is located within an Open Space Area OS3 (Manly DCP Map B), R2 Low Density Residential (Manly LEP) area and well outside the nearest landslide risk area.





3. Proposed development (general description, including maximum excavation depths, maximum fill depths and proximity to existing structures.

- The proposed development includes alterations and additions to an existing residential dwelling at 12 Heathcliff Crescent, Balgowlah Heights NSW 2093. The existing footprint of the dwelling will remain, with only internal additions and alterations and encompassing a portion of the existing rear patio. The following provides a summary of the proposed alterations and additions, with details presented on the development application plans:
 - Existing ground floor:
 - Conversion of half of the existing 2-car garage into a new front entry and staircase landing.
 - Conversion of the existing workshop into a bathroom and laundry.
 - Update of the existing storage area, including addition of internal walls, electrical outlets and replacement of the current ceiling.
 - Existing first floor:
 - New kitchen in current position of rear TV room.
 - New master bedroom and ensuite bathroom in current position of bedroom 2 and extending onto rear patio.
 - Demolition of existing laundry and outside toilet and incorporation into new kitchen.
 - Removal of several existing walls currently separating living areas.
 - Replacement of rear roof.
 - Renovation of existing bathroom.
- The development does not include any planned excavation beyond shallow trenching (<0.5 m) for installation of stormwater infrastructure. The maximum fill depth at the site is less than 1 m, with sandstone bedrock exhibiting at the surface beneath the house structure.

4. Existing site: description eg. Topography, slope angles (in degrees), exposure of rock and soil, existing site development, evidence of possible slope instability.

- The site slopes from its rear boundary (eastern) downwards towards its front boundary (western) with Heathcliff Crescent. The total fall from rear to front is 3.57 m, representing an average grade of 5.6° (i.e. 6.2%).
- The site is occupied by a two-storey residential dwelling of brick veneer construction with a tiled roof. The rear yard contains an in-ground swimming pool with the area around the dwelling, both at the rear and front, being landscaped.
- Sandstone bedrock is visible beneath the dwelling and known to be shallow (0.5 – 1 m) deep in other portions of the site. The surface and near-surface soil is sandy loam, sitting above a weathered sandstone profile that becomes more consolidated with depth. No evidence of site instability exists, evidenced by the sound nature of the existing dwelling, first constructed on the site in early 1960s.

5. Recommendations: based on the above items and the flowchart (enclosure) that indicates that the principal factor(s) in the assessment, it is recommended that:

- Geotechnical assessment is not required.

Date of Assessment: 9 June 2020.

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Should you have any questions regarding this preliminary assessment or require further information, please contact myself (0420 870 697) or Jennifer Stuart at Action Building Approvals (0416 444 099).

Yours sincerely,



Ben Farmer
Joint Owner – 12 Heathcliff Crescent, Balgowlah Heights
Environmental Engineer

Enclosure: Completed:

CHECKLIST FOR COUNCIL'S ASSESSMENT OF SITE
CONDITIONS AND NEED FOR GEOTECHNICAL REPORT IN
GEOTECHNICAL CLASS B AND D

