

31 Beatty Street, Balgowlah Heights

Comments on Updates to Plans

We have reviewed the existing preliminary geotechnical report, the plans used to carry out the report, and the updated plans for DA shown on 7 drawings prepared by Drafting Help, Project number N31B, drawing numbered A.04 is not dated; drawings numbered A.07 and A.09 are dated 19/10/20; drawing numbered A.13 is dated 10/11/24; drawings numbered A.02 and A.06 are dated 20/11/24; and drawing numbered A.01 is dated 24/11/24.

The changes include:

- Widening the existing driveway.
- Increasing the size of the existing parking hardstand.
- Other various minor internal and external alterations.

The changes to the plans are minor from a geotechnical perspective and do not alter the recommendations or the risk assessment in the report carried out by this firm numbered J2466A and dated the 19th April, 2022.

White Geotechnical Group Pty Ltd.



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PRELIMINARY GEOTECHNICAL ASSESSMENT:

31 Beatty Street, Balgowlah Heights

1.0 Proposed Development

- 1.1** Construct a new two-storey granny flat on the uphill side of the property by excavating to a maximum depth of ~1.4m.
- 1.2** No fills are shown on the plans.
- 1.3** Details of the proposed development are shown on 7 drawings prepared by RK Designs, Project 21-02, Issue A, drawings numbered 0, 00, and 1 to 5, dated 14/1/21.

2.0 Site Location

- 2.1** The site was inspected on the 4th November, 2019.
- 2.2** This residential property is on the high side of the road and has an E aspect. It is located on the moderately graded middle reaches of a hillslope. Medium Strength Hawkesbury Sandstone bedrock outcrops and steps up 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 excavations and filling used for landscaping across the property. An excavation to a maximum depth of ~1.4m will be required to construct the proposed granny flat.
- 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 $\sim 17^\circ$. At the road frontage, a concrete driveway runs up the slope to a garage on the N side of the property. The fill for the driveway is supported by a stable mortared stack rock retaining wall reaching $\sim 1.0\text{m}$ high. Between the road frontage and the house is a steep garden area. Competent Medium Strength Sandstone outcrops through this garden. A pool has been constructed on the downhill side of the house. No significant cracking was observed in the concrete shell of the pool and it is considered stable. The two-storey brick house is supported on brick walls. No significant signs of movement were observed in the supporting brick walls. The cut on the uphill side of the house is lined with a sandstone flagging wall reaching a maximum height of $\sim 0.9\text{m}$ but tapers away quickly downslope. The wall is cracked and shows some deflection (Photo 1). It requires repointing of a section of some 2.5m wide. If this work isn't carried out, the wall will eventually fail. Due to its size and location, it poses little risk to life and property. Above the wall, a gently sloping lawn rises to the base of a $\sim 3.0\text{m}$ high sandstone rock face. A portion of the rock face is undercut $\sim 1.5\text{m}$ (Photo 2). The undercut joint block has a relatively thick cantilever arm in relation to its overhang length and does not show any jointing or cracking through the supporting cantilever arm as viewed from below and from the side. As such, we consider it to be currently stable. The area surrounding the house is mostly paved or lawn covered. 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.

4.0 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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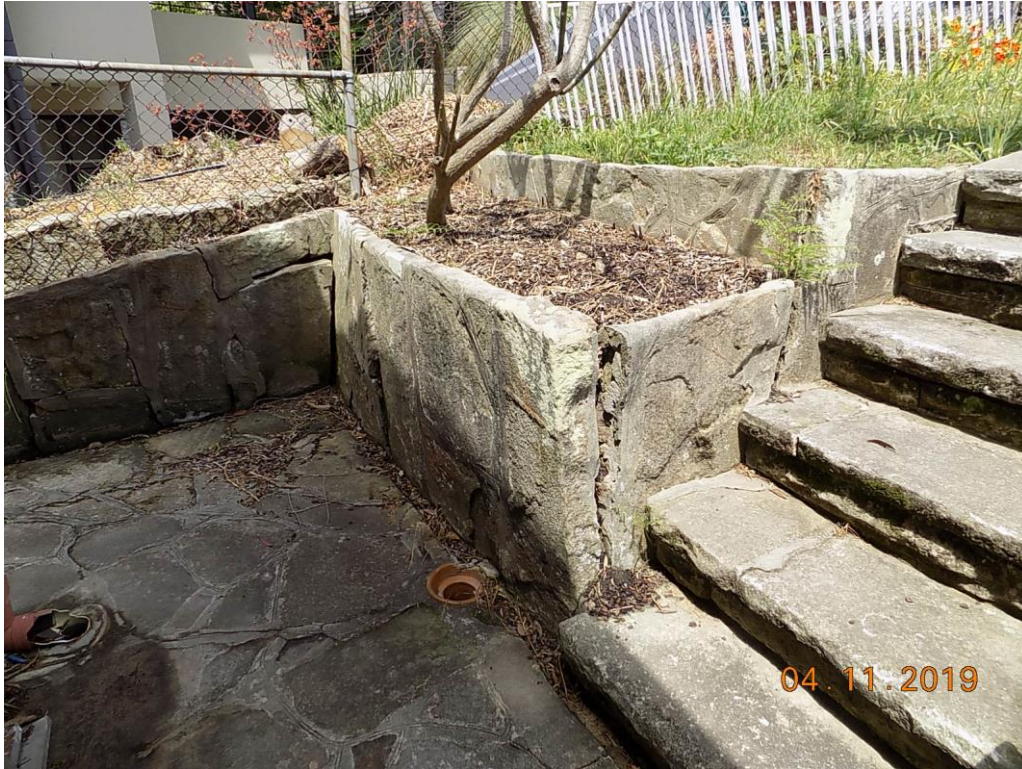
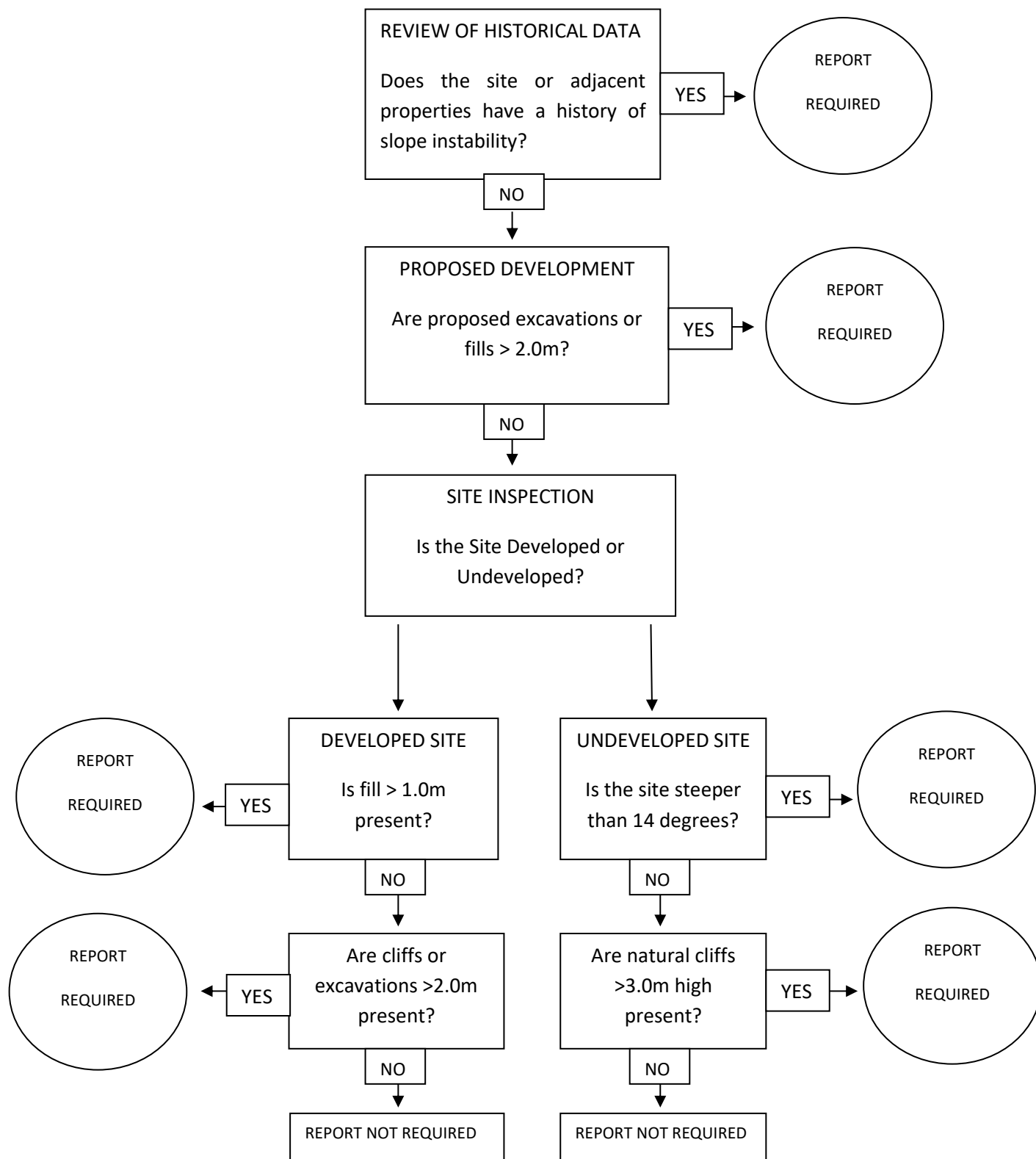


Photo 1



Photo 2

Preliminary Assessment Flow Chart – Northern Beaches Council (Manly)



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.
