

PRELIMINARY GEOTECHNICAL ASSESSMENT:

23 Dobroyd Road, Balgowlah Heights

1.0 Proposed Development

- 1.1** Construct a ground floor extension on the uphill side of the house.
- 1.2** Construct a new first floor addition.
- 1.3** Various internal and external alterations and additions.
- 1.4** Besides those for footings, no excavations are required. No fills are shown on the plans.
- 1.5** Details of the proposed development are shown on 13 drawings prepared by LMD Design & Drafting, Project number 0651, drawings numbered TP01 to TP13, dated 12/10/2021.

2.0 Site Location

- 2.1** The site was inspected on the 30th April, 2021.
- 2.2** This residential property is on the high side of the road and has a NE aspect. It is located on the gently graded upper middle reaches of a hillslope. Competent Medium Strength Hawkesbury Sandstone can be seen outcropping at the road frontage. Where Sandstone bedrock is not exposed it is expected to underlie the surface at relatively shallow depths. The current development of the block has altered the natural surface with cuts for the driveway, garage, and pool. Filling has been placed around the site for minor landscaping. The proposed development will not alter the surface further for the proposed works.

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 $<5^{\circ}$. At the road frontage, a concrete driveway runs to a parking area underneath the W corner of the house. The driveway has been cut into the slope. The cut for the driveway has been taken entirely through Competent Medium Strength Sandstone and appears stable. Between the road frontage and the house is a levelled lawn area. The single-storey rendered brick house is supported on brick walls and brick piers. The brick walls show no significant signs of movement and the brick piers appear to stand vertical. A levelled lawn and patio area extends off the uphill side of the house to the uphill common boundary. A pool has been cut into the slope in the SE corner of the property. The water level of the pool indicates no ground movement has occurred in the shell of the pool since its construction. The land surface surrounding the driveway and house is mostly lawn-covered with some paved areas. No signs of movement related to slope instability were observed on the grounds. 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.

4.0 Recommendations

The proposed development and site conditions were considered and applied to the Council Flow Chart.

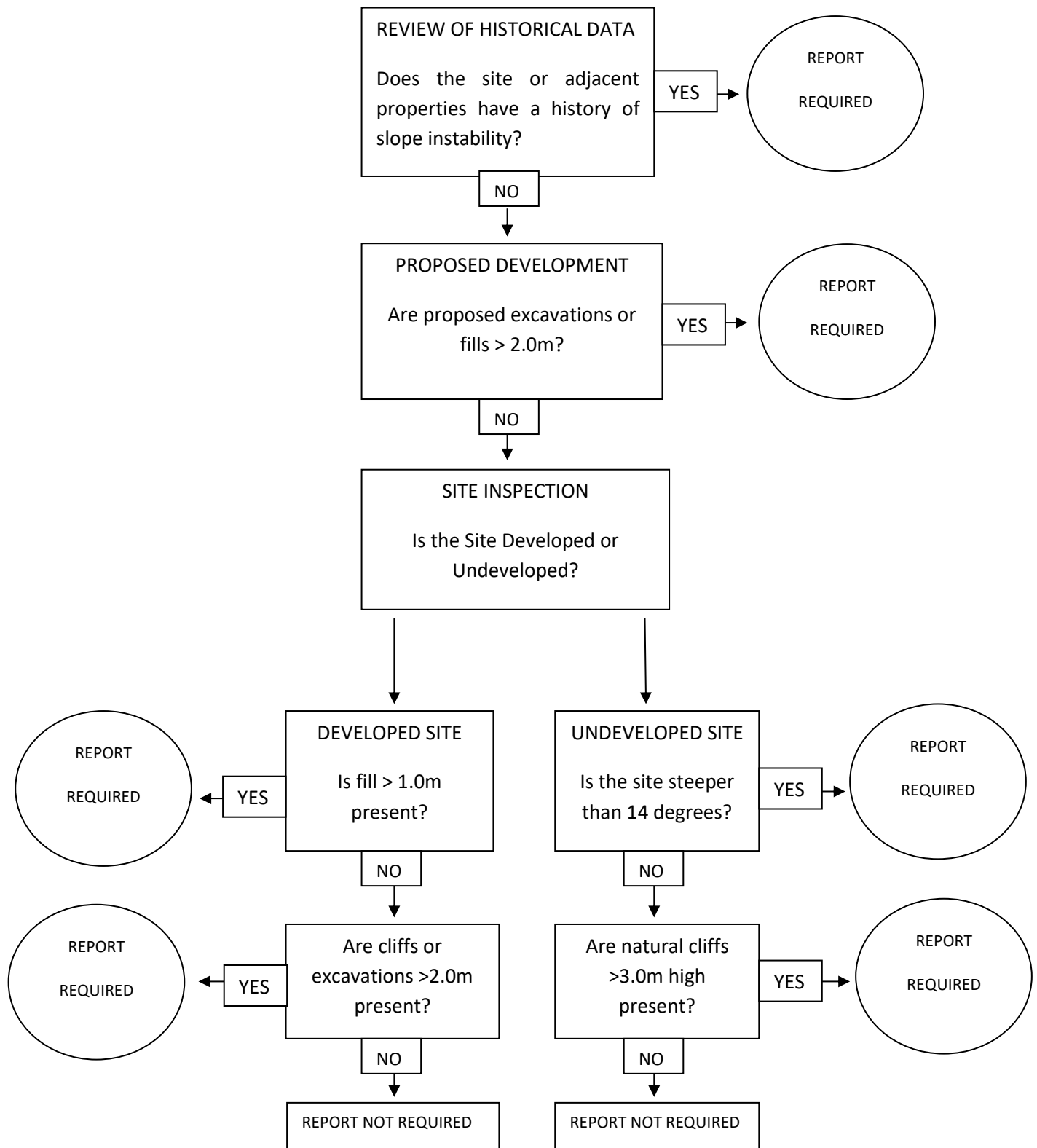
Provided good engineering and building practice are followed no further Geotechnical assessment is recommended.

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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.
