

PRELIMINARY GEOTECHNICAL ASSESSMENT:

39 Pittwater Road, Manly

1.0 Proposed Development

- 1.1** Slightly extend the roof over the existing outdoor area on the W side of the property.
- 1.2** Extend the W side of the existing first floor.
- 1.3** No excavations or fills are shown on the plans.
- 1.4** Details of the proposed development are shown on 2 drawings prepared by High Design numbered 1-2 and 2-2 807 19, dated January 2019.

2.0 Site Location

- 2.1** The site was inspected on the 4th June, 2020.
- 2.2** This residential property is on the W side of the road. The property is on level ground. No rock outcrops on the property. The Sydney 1:100 000 Geological sheet indicates the site is underlain by Hawkesbury Sandstone. However, several metres of sand are expected to overlie the sandstone bedrock. The exact depth to rock is unknown. The natural surface of the block has been altered little with the development to date. 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

Between the road frontage and the house is a small brick-paved area. The old part two-storey rendered masonry house is supported on masonry walls. The external supporting walls of the house display no significant signs of movement. A tile-paved area extends off the W side of the house to the W common boundary. A footpath along the W boundary provides access to the property from Denison Street. The area surrounding the house is mostly paved. No signs of movement associated with slope instability were observed on the grounds. No cliffs or large rock faces were observed on the property or in the near vicinity. 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.

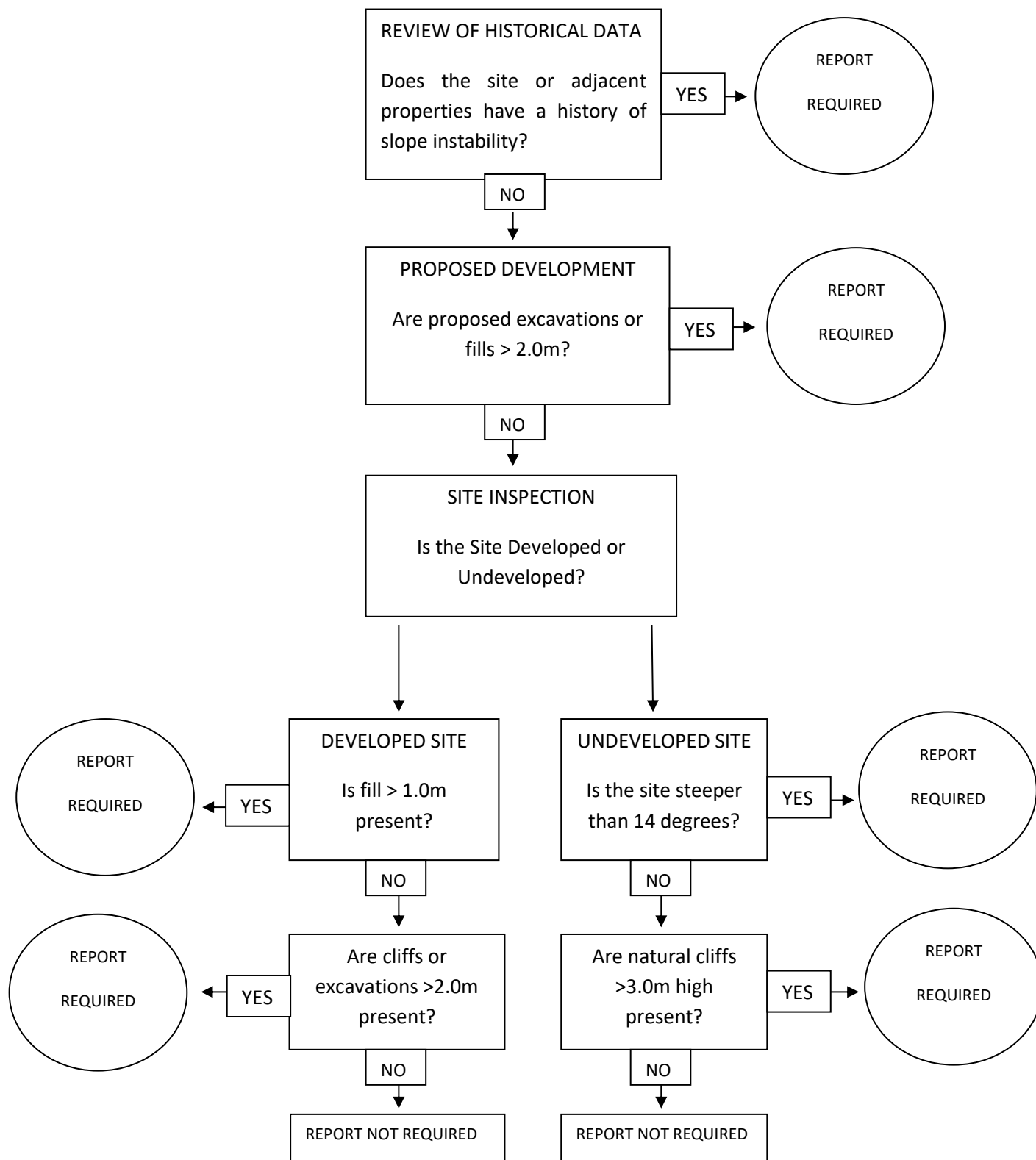
Provided good engineering and building practice are followed, no further Geotechnical assessment is recommended for the proposed development.

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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.
