



**PRELIMINARY ASSESSMENT OF SITE CONDITIONS
IN RELATION TO THE PREPARATION OF SITE STABILITY REPORTS**

For

Development Application (DA)

for

**Proposed alterations and additions to existing single storey semi detached dwelling
including internal alterations at ground floor level (no ground works proposed)**

and

first floor addition over existing building footprint (no ground works proposed)

at

166 Pittwater Road, Manly, NSW 2095.

On behalf of

Ben Laws & Chloe Wallace

of

166 Pittwater Road

Manly

NSW 2095.

23/12/2022

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1. Site Location

The site, 166 Pittwater Road, Manly, is located on the eastern side of Pittwater Road within the Northern Beaches LGA (formerly Manly Council) and has an area of 244.5sq.m. It is legally described as Lot 107 in DP1176623 and is trapezium in shape with a diagonal frontage to Pittwater Road of 7.91m. It has a northern side boundary length of 33.26m, a southern side boundary length of 31.06m and a rear boundary length of 7.615m. The site is generally level with a very minor fall towards Pittwater Road.

The site is the subject of easements for services and support, (as shown on the Survey Plan, prepared by Survplan), which will be unaffected by the proposed works.

2. Geotechnical Area

Area G3

3. Proposed Development

Proposed alterations and additions to existing single storey semi-detached dwelling including internal alterations at ground floor level **(no ground works proposed)**

and

first floor addition over existing building footprint **(no ground works proposed)**

4. Existing Site

The site contains an existing single storey semi-detached dwelling with a recently completed pool to the rear (DA20200482)

5. Recommendations

Geotechnical assessment is not required based on the above items, and the flowchart below that indicates the principal factor(s) considered in the assessment

assessment prepared by:
23/12/2022



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

