PRELIMINARY GEOTECHNICAL ASSESSMENT:

143 Balgowlah Road, Balgowlah

1.0 Proposed Development

1.1 Demolish the existing house and outbuilding and construct two new two-storey semi-detached dwellings by excavating to a maximum depth of ~1.1m.

1.2 No fills are shown on the plans.

1.3 Details of the proposed development are shown on 5 drawings prepared by Scope Architects, Project number 02001, drawings numbered A02 to A06, Revision 1, dated 30/3/21.

2.0 Site Location

2.1 The site was inspected on the 20th April, 2021.

2.2 This residential property is on the high side of the road and has a N aspect. It is located on the very gently graded lower reaches and toe of a hillslope. No rock outcrops on the property. The Sydney 1:100 000 Geological sheet indicates the site is underlain by Hawkesbury Sandstone that is described as a medium to coarse grained quartz sandstone with very minor shale and laminite lenses. Sandstone bedrock is expected to underlie the surface at relatively shallow depths. The current development of the block has altered the natural surface little with the development to date. The proposed development will require an excavation to a maximum depth of ~1.1m for the proposed dwellings.

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°. At the road frontage, a concrete driveway runs to a parking area at the SW corner of the house. Between the road frontage and the house is a gently sloping lawn. The part two-storey brick and timber framed and clad house will be demolished as part of the proposed works. A gently sloping lawn extends off the S side of the house to the S common boundary. A timber framed and clad outbuilding in the SW corner of the property will also be demolished as part of the proposed works. 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 cliffs or large rock faces were observed on the property or in the near vicinity. 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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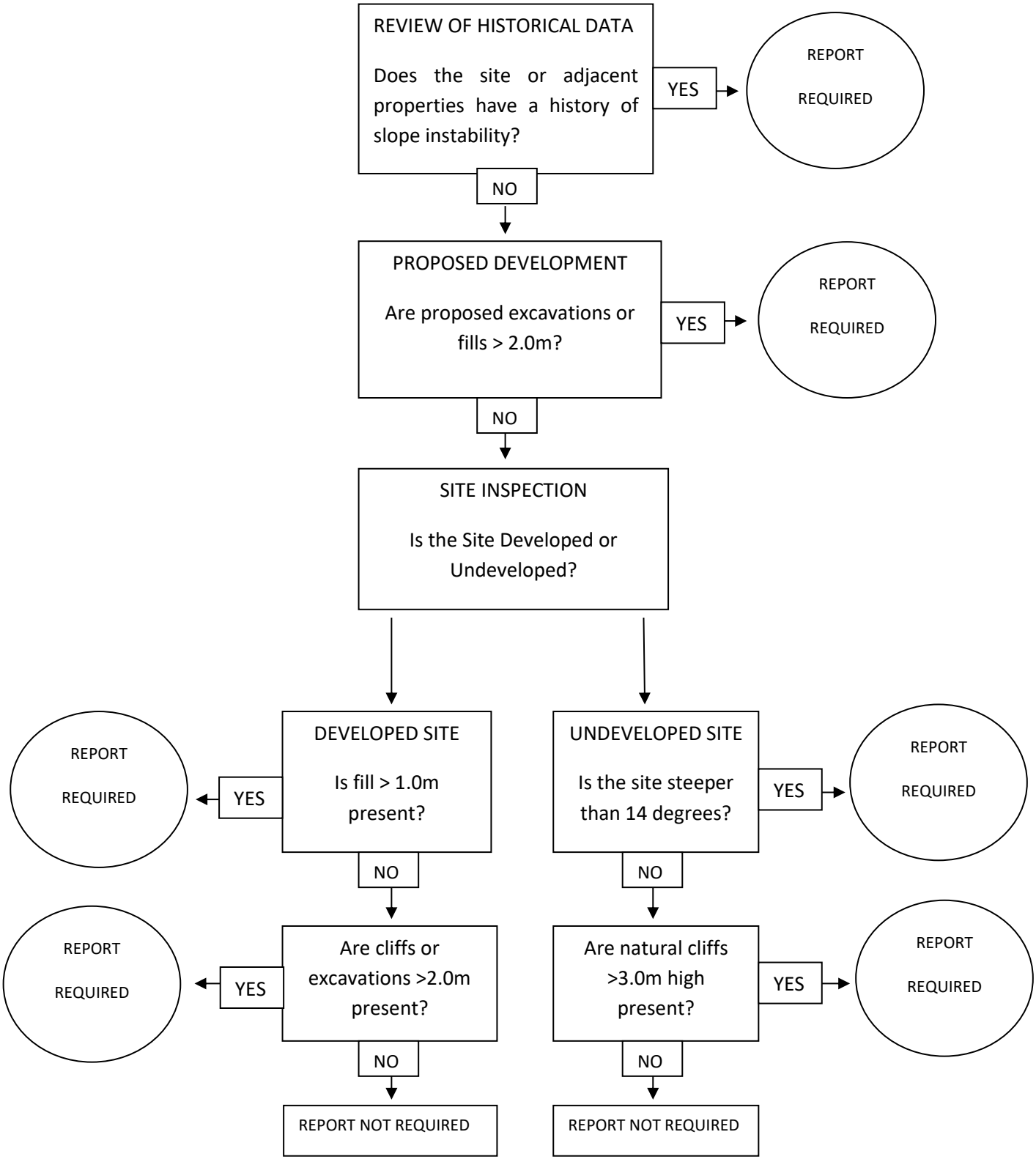
Preliminary Assessment Flow Chart – Northern Beaches Council (Manly)



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.