

PRELIMINARY GEOTECHNICAL ASSESSMENT:

30 Bungalow Avenue, Balgowlah Heights

1.0 Proposed Development

- 1.1** Construct a ground-floor extension to the N side of the house.
- 1.2** Construct a first-floor addition over the footprint of the existing house.
- 1.3** Various other minor internal alterations and additions.
- 1.4** 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 Scope Architects, job number 02116, drawings numbered A01 to A13, dated 1/3/22.

2.0 Site Location

- 2.1** The site was inspected on the 18th March, 2022.
- 2.2** This residential property is on the corner of Bungalow Avenue and New Street. It is on the low side of Bungalow Avenue and is level with New Street. The property has a NE aspect. It is located on the gently graded middle reaches of a hillslope. 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. The natural surface of the block has been altered with a cut for the house, pool, and garage. The proposed development will not alter the block further.
- 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 falls from Bungalow Avenue at an average angle of 7°. At the road frontage to New Street, a concrete driveway runs across the slope to a carport and garage on the downhill side of the property. The cut for the driveway is supported by a stable ~1.0m high rendered masonry wall. In between the road frontage and the house is a gently sloping lawn. The single storey rendered brick house is supported on external brick walls. The walls show no significant signs of movement. The cut to create a level platform for the house and lawn area is supported by a stable ~1.5m high rendered masonry retaining wall. A pool is cut into the slope on the S side of the property. No significant signs of movement were observed in the concrete shell of the pool. The area surrounding the house is paved and lawn covered. No signs of movement associated with slope instability were observed on the grounds. The 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.

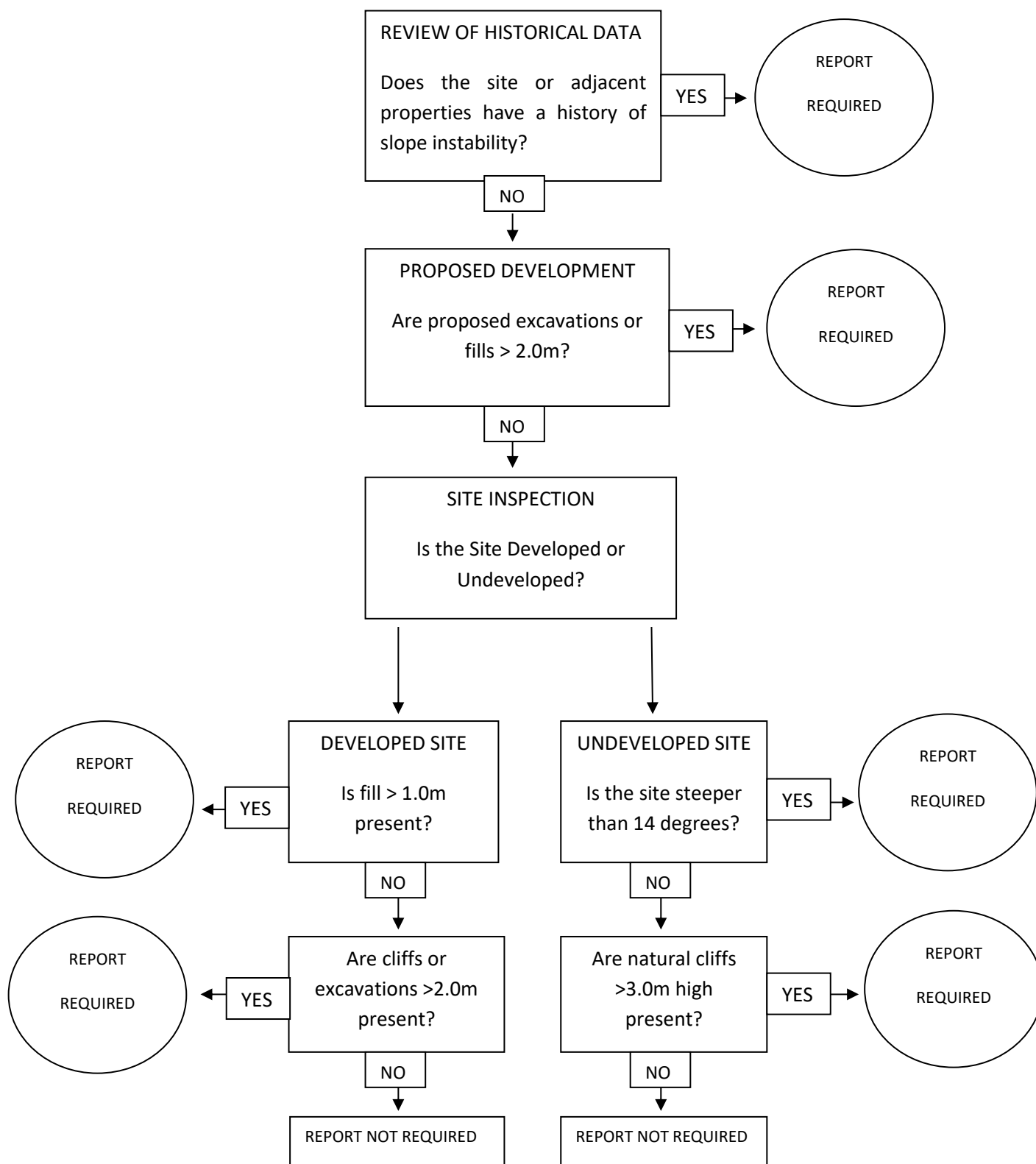
Provided good engineering and building practice are followed, no further Geotechnical assessment is recommended for the proposed development.

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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 1.0 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 1.0 of this assessment are incorrect, we are to be informed immediately and before this assessment is lodged with the DA.
