PRELIMINARY GEOTECHNICAL ASSESSMENT:

35 Kangaroo Street, Manly

1.0 Proposed Development

1.1 Extend the existing deck on the downhill side of the house.

1.2 Construct a new balcony on the uphill side of the house.

1.3 Various minor internal and external alterations.

1.4 Apart from those for footings, no excavations are required. No fills are shown on the plans.

1.5 Details of the proposed development are shown on 5 drawings prepared by Red Rock Design, drawings numbered 01 to 05, Issue A, dated 8/10/21.

2.0 Site Location

2.1 The site was inspected on the 25th October, 2021.

2.2 This residential property has dual access. It is on the uphill side of Kangaroo Street and is on the downhill side of Augusta Lane. The property has an E aspect. It is located on the gently graded middle reaches of a hillslope. Medium Strength Hawkesbury Sandstone bedrock outcrops at the road frontage to Kangaroo Street. Where sandstone is not exposed, it is expected to underlie the surface at relatively shallow depths. The natural surface of the block has been altered with an excavation to create a level platform for the house and with filling used for landscaping on the downhill side of the property. 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 site at an average angle of ~5°. The cut for Kangaroo Street has been taken entirely through competent Medium Strength Sandstone and displays no significant geological defects along the road frontage to the subject property. As such, it is considered stable. A gently-sloping lawn-covered fill extends between the road frontage and the downhill side of the house. The fill is supported by a stable stack rock retaining wall ~1.2m high that has been constructed directly off the outcropping sandstone. The two-storey house is supported on rendered masonry walls. The supporting walls display no significant signs of movement. An excavation has been made in the slope to create a level platform for the house. The cut is supported by a stable ~0.8m high rendered masonry retaining wall. A stable rendered masonry carport extends off the road frontage to Augusta Lane. The area surrounding the house and driveway is mostly paved and lawn-covered. No signs of movement associated with slope instability were observed on the grounds. 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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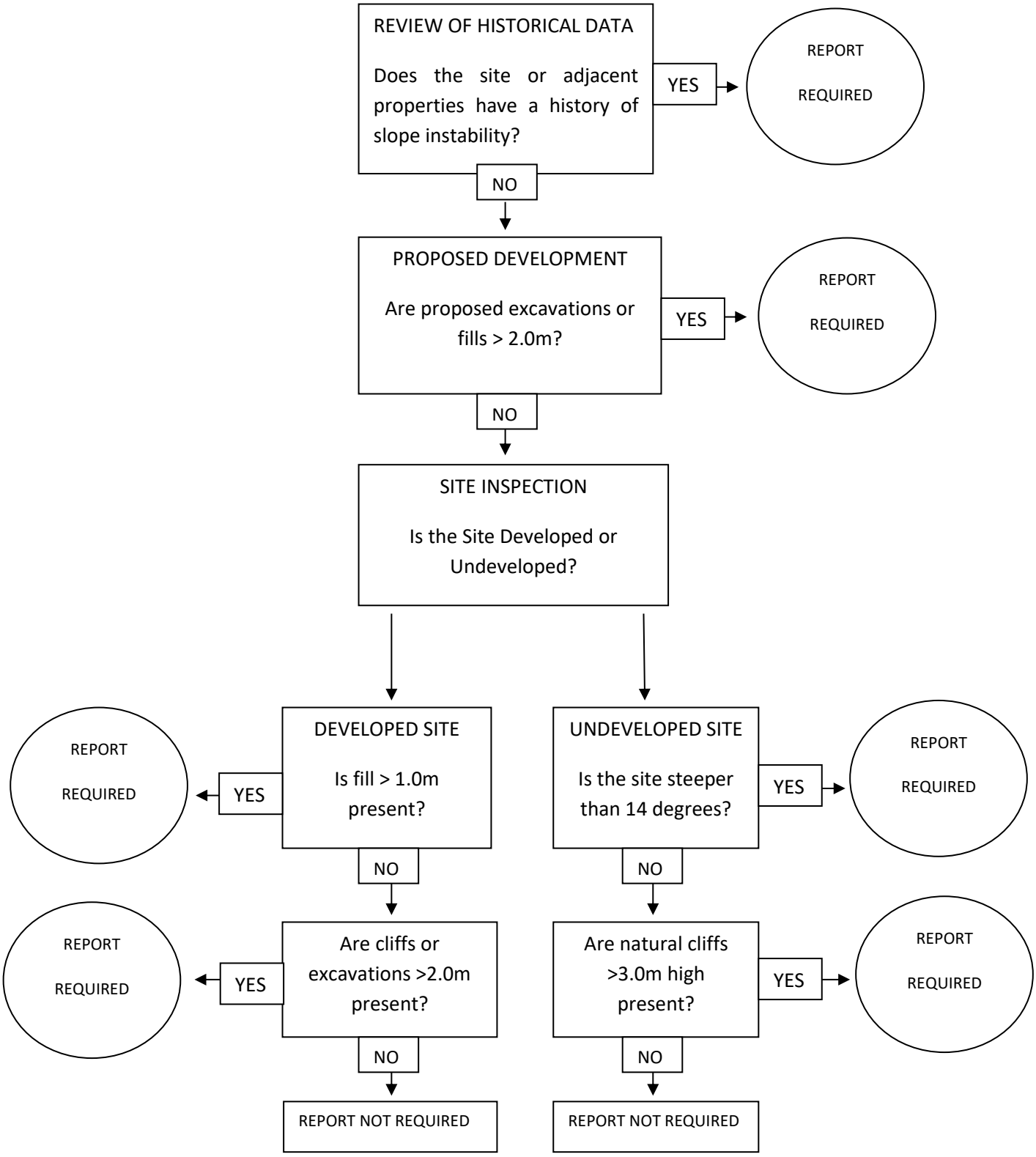
Preliminary Assessment Flow Chart – Northern Beaches Council (Manly)



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.
