

## **PRELIMINARY GEOTECHNICAL ASSESSMENT:**

### **98 West Street, Balgowlah**

#### **1.0 Proposed Development**

- 1.1 Construct a first-floor addition over the existing footprint of the house.
- 1.2 Construct a level parking area on the W side of the property.
- 1.3 Apart from those for footings, no excavations are required. Filling to a maximum height of ~1.2m is required to construct the level parking area.
- 1.4 Details of the proposed development are shown on 1 drawing prepared by Add-Style Home Additions, project number 2481, drawing numbered DA 1, dated 21.8.23.

#### **2.0 Site Location**

- 2.1 The site was inspected on the 4<sup>th</sup> September, 2023.
- 2.2 This residential property is on the low side of the road and has a NE aspect. The block runs longways to the E so there is a slight crossfall. It is located on the gently graded lower reaches 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 natural surface of the block has been altered by an excavation for the garage and lower level of the house. The proposed development will require a ~1.2m fill for the proposed level parking area.

**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 across the property at gentle angles. At the road frontage, a concrete driveway runs down the slope to a garage underneath the house. In between the road frontage and the house is a gently sloping lawn area. The part two-storey house is supported on external brick walls and rendered piers. The external brick walls show no significant signs of movement and the rendered piers stand vertical. Access to the foundation space of the house was unavailable at the time of inspection. A gently sloping lawn area extends off the downhill side of the house to the lower common boundary. No significant 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. 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 for the proposed development.

White Geotechnical Group Pty Ltd.



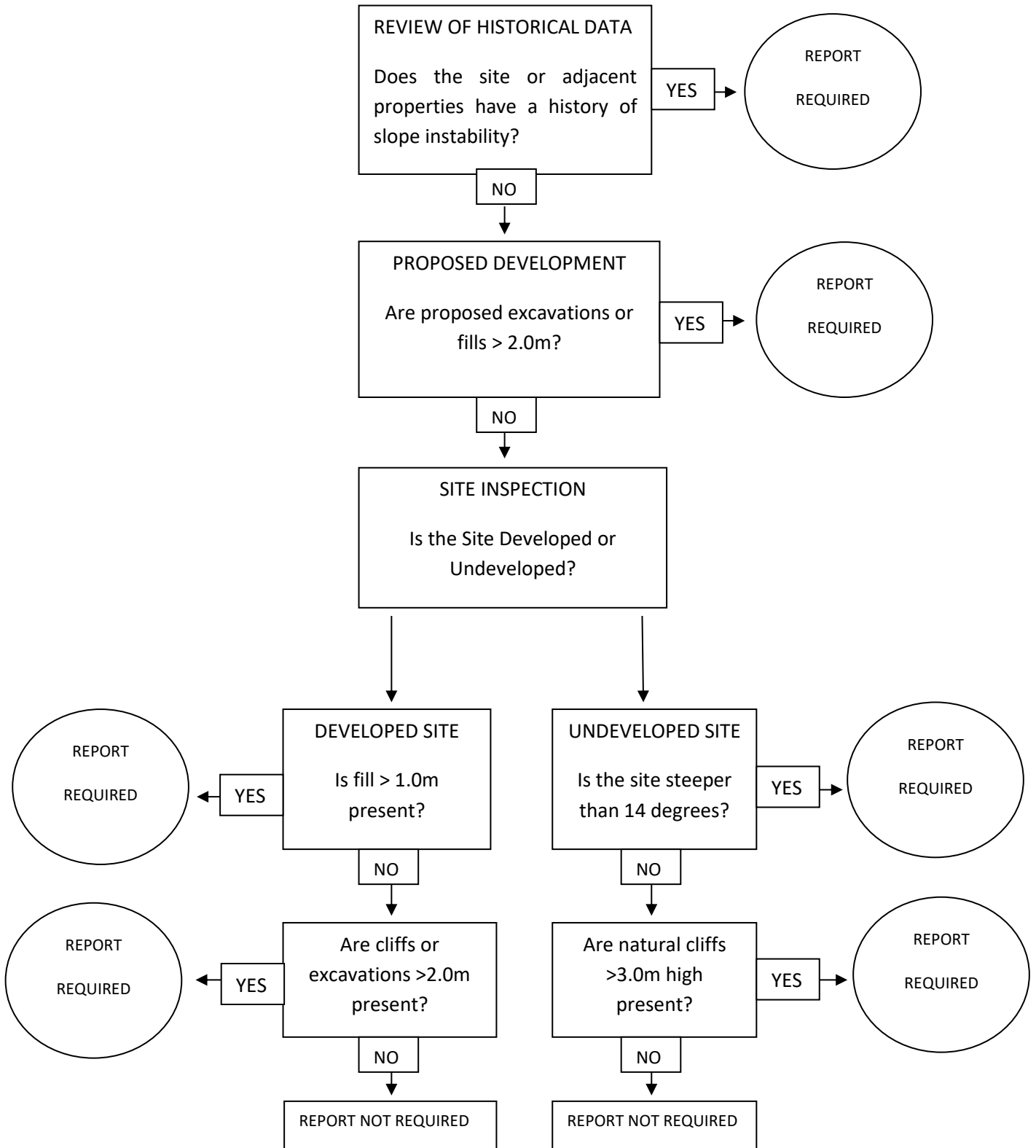
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## Preliminary Assessment Flow Chart – Northern Beaches Council (Manly)



## 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.