PRELIMINARY GEOTECHNICAL ASSESSMENT:

95 William Street, North Manly

1.0	***LANDSLIP RISK CLASS*** *(Highlight indicates Landslip Risk Class of property)*
■	*A - Geotechnical Report not normally required*
■	*B - Geotechnical Engineer (Under Council Guidelines) to decide if Geotechnical Report is required*
☐	*C - Geotechnical Report is required*
☐	*D - Geotechnical Engineer (Under Council Guidelines) to decide if Geotechnical Report is required*
☐	*E - Geotechnical Report required*

2.0 Proposed Development

2.1 Extend the S side of the house.

2.2 Construct a new first floor addition.

2.3 Various other internal and external modifications.

2.4 No excavations or fills are shown on the plans.

2.5 Details of the proposed development are shown on 9 drawings prepared by Context Design, drawings numbered 2019-00 to 08, Issue A, dated April 19.

3.0 Site Location

3.1 The site was inspected on the 7th February, 2019.

3.2 This residential property is level with the road and has a W aspect. The block runs longways to the S so the slope is a cross-fall. It is located on the gently graded upper middle reaches of a hillslope. Medium Strength Hawkesbury Sandstone outcrops in the foundation space of the house. 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 excavations for a pool and landscaping across the property. The proposed development will not alter the surface further for the proposed works.

3.3 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.

4.0 Site Description

The natural slope falls across the site and an average angle of ~5°. At the road frontage, a concrete and tile-paved driveway runs to a carport attached to the uphill side of the house and to a stable clad garage on the uphill side of the property. Between the road frontage and the house is a gently sloping lawn. The single-storey brick and clad house is supported on brick walls and brick piers. The supporting brick walls show no signs of movement and the supporting brick piers stand vertical. Competent Medium Strength Sandstone was observed to be outcropping in the foundation space of the house. A gently sloping lawn extends off the S side of the house to the S common boundary. A pool has been cut into the slope in the SW corner of the property. The water level of the pool indicates no ground movement has occurred in the shell of the pool since its construction. The cut for the pool area is supported by a stable masonry retaining wall ~0.7m high. The area surrounding the house and driveway is mostly lawn-covered with some paved areas. No 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. The adjoining neighbouring properties were observed to be in good order as seen from the road and the subject property.

6.0 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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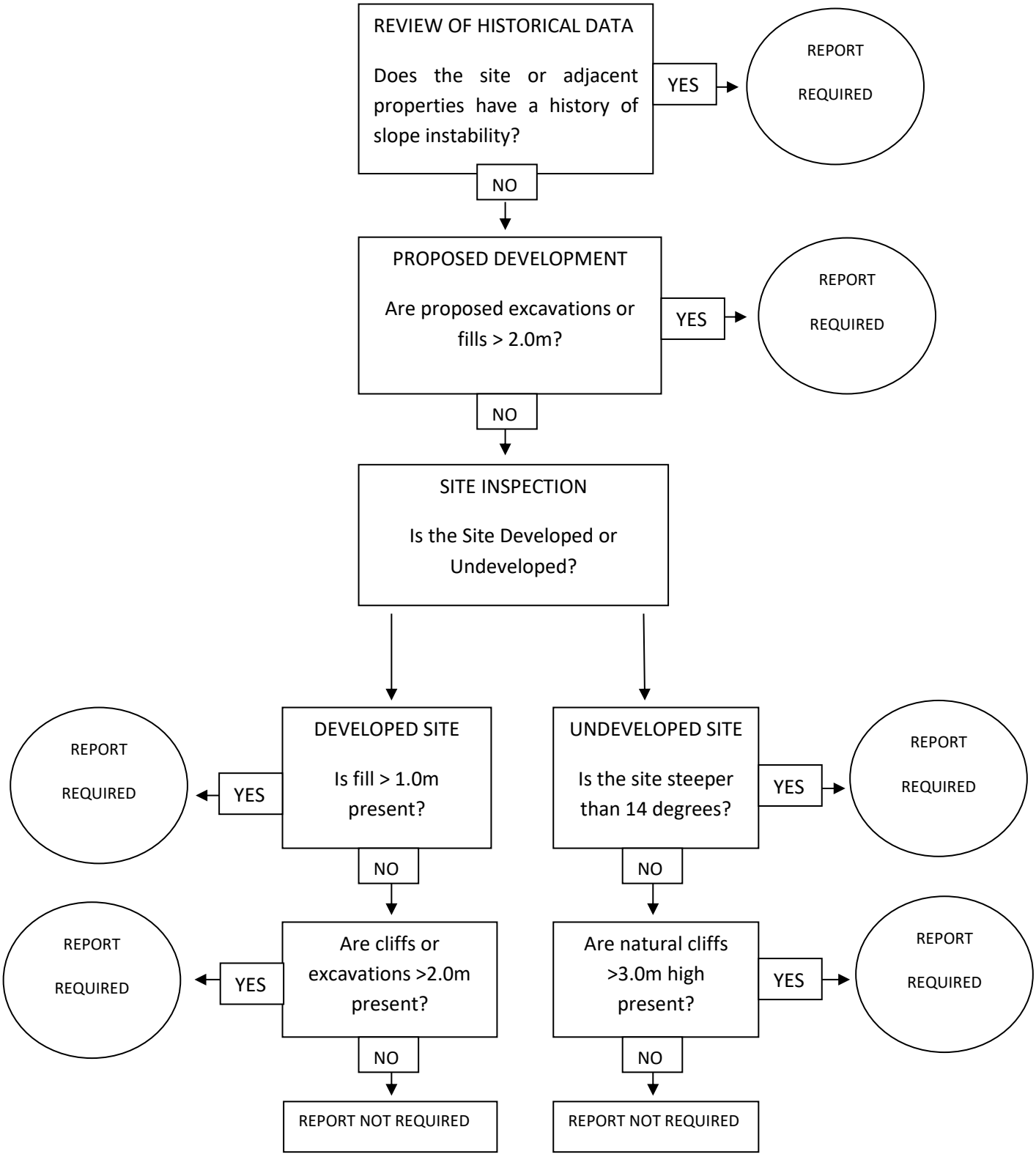
Preliminary Assessment Flow Chart – Northern Beaches Council (Warringah)



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.