

Date: 29th July 2025

No. Pages: 3

Project No.: 2025-133

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9 Roosevelt Avenue
Allambie Heights NSW 2100

Preliminary Landslip Assessment for 9 Roosevelt Avenue, Allambie Heights, NSW

This letter report details the results of a preliminary landslip assessment required by Northern Beaches Council to accompany all new Development or Building Certificate Applications. It is a review of the design plans followed by a walk over visual assessment of the stability of the existing property, no insitu testing was undertaken.

The assessment follows the guidelines as set out in Section E10-Landslip Risk of Warringah Councils 2011 LEP Planning Rules.

1. Landslip Risk Class:

The site is located partially within Landslip Risk Class “B” as per sheet Landslip Risk Map _ Sheet 008a which is classified Flanking Slopes 5° to 25°.

2. Site Location:

The site is situated on the low southern side of Roosevelt Avenue, at the junction with Wewak Place, within gentle south to southeast dipping topography. It is an irregular shaped block covering an area of 524m² as referenced from the provided survey plan.

3. Proposed Development:

It is understood that the proposed works involve alterations and additions which will include the partial demolition and clearing of the existing site structures and the subsequent reconstruction of the structure with an additional First Floor level. The proposed works do not appear to require bulk excavation with only minor and isolated excavation anticipated for new footings.

4. Existing Site Description:

The site is located at mid slope level within gentle south to south east dipping topography. Roosevelt Avenue comprises a relatively flat bituminous sealed pavement which is separated from the site by a concrete kerb, gutter and nature strip. There were no signs of excessive settlement or cracking observed within any of the structures adjacent to the front of the site to indicate any underlying geotechnical concern.

The site dwelling is situated broadly in the middle of the site and comprises a single storey timber residence supported on brick piers. The structure is anticipated to be of approximately 50 years construction age. The dwelling appeared to be in good condition with no signs of excessive settlement or cracking to indicate any impending geotechnical concern. Photograph 1 below provides a view of the site at the time of inspection.



Photograph 1: view of the site dwelling

Access to the site was gained via a gently south east dipping paved driveway, extending into the front garden area of the site. The front garden features relatively flat lawn area with its northern boundary with Roosevelt Avenue comprising a low (<0.80m) sandstone clad retaining wall. Pathways extend around both the eastern and western edges of the site dwelling, providing access to the rear garden area. The rear garden area comprises a relatively flat tiled surface with interspersed vegetated areas.

5. Neighbouring Property Conditions:

The neighbouring property to the east (No. 7 Roosevelt Avenue) contains a two and three storey masonry dwelling which is currently in the final stages of construction. Ground levels within the property appeared to be relatively similar to the site along the shared boundary with the property sloping down to the south. Sandstone bedrock was observed along the eastern boundary of the neighbouring property where it was preliminarily assessed as at least low strength. The visible aspects of the neighbouring structures appeared to be in good condition with no signs of excessive settlement or cracking to indicate any impending geotechnical concern.

The neighbouring property to the south (No. 2 Wewak Place) contains a single storey timber dwelling, setback from the shared boundary by >5.00m. Ground levels within the property appeared to be relatively similar to the site along the shared boundary with the property sloping down to the east. The visible aspects of the neighbouring structures appeared to be in good condition with no signs of excessive settlement or cracking to indicate any impending geotechnical concern.

6. Assessment:

Based on the above items and on Councils flow chart check list (Page: 2 of 2 in Section E10), i.e., does the present site or proposed development contain:

- | | |
|--------------------------------|-----|
| • History of Landslip | No |
| • Proposed Excavation/Fill >2m | No |
| • Site developed | Yes |
| • Existing Fill >1m | No |
| • Site Steeper than 1V:4H | No |
| • Existing Excavation >2m | No |
| • Natural Cliffs >3m | No |

It is considered that a detailed Landslip Risk Assessment is not required for this Development Application.

7. Date of Assessment: 30th July 2025.

8. Assessment by:



James Dee
Geotechnical Engineer



Reviewed By:
Troy Crozier
MIE Aust, CPEng

9. References:

- Architectural Drawings –Blake Letnic Architects, Job no.: 2130, Drawings No.: DD000-DD005, DD10.1, DD101, DD102, DD201-DD203, DD301, DD302, DD401, DD501, DD601, DD801, DD901 Dated: 28/07/2025
- Survey Drawing – V-Mark Survey, Drawing No.: 208273-DL Dated: July 2023