

Date: 10th November 2021

No. Pages: 3

Project No.: 2021-246

Owners Corporation of SP 10655
95 Queenscliff Road
Queenscliff, NSW 2096

Preliminary Landslip Assessment for 95 Queenscliff Road, Queenscliff

This letter report details the results of a preliminary landslip assessment required by Northern Beaches as part of all new Development or Building Certificate Applications. It is a review of the remediation 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 within Landslip Risk Class "B" which is classified as flanking slopes from 5° and 25°.

2. Site Location:

The site, 95 Queenscliff Road is located on the high north side of the road within gently south dipping topography. The site is a near rectangular shape block with a western side boundary of 53.74m, an eastern side boundary of 54.26m, a front south boundary of 15.25m and a rear north boundary of 15.24m. The site has a high of RL37.89m along the rear boundary northern of the block and a low of RL30.60m within the south eastern corner of the block

3. Proposed Works:

It is understood that the proposed works involve remediation works to internal portions of the existing apartment building. Concrete spalling is present at numerous locations within Units 1, 4 and 7, the spalling has lead to reinforcement becoming exposed, with significant corrosion of the reinforcement also evident. Remedial spalling repairs along with structural strengthening including the installation of new structural posts and beams, are planned as part of the proposed works. No external works or excavation works are proposed.

4. Existing Site Description:

Queenscliff Road contains a gently east dipping bitumen pavement with concrete kerbs and gutters where it passes the site. The road reserve between the road pavement and site contains grassed lawns and a concrete pathway. Minor zone of distress were observed within the concrete pathway, with cracking concentrated on the southern side of the road pavement, however it appeared in generally good condition. Signs of instability, ground movement or underlying geotechnical issues were not encountered within the road reserve.

The site contains a three storey brick apartment building with garages below the front portion of the structure. A concrete driveway extends along the eastern side boundary providing access to the front garages and a rear car parking space. The main structure has approximately 3.0m east and west side setbacks, a 6.0m front setback and a 17.0m rear setback. No signs of distress were identified across any of the exterior walls of the structure or any major signs of cracking/settlement through the surrounding concrete driveway surfaces.

A brick boundary wall $\leq 1.2\text{m}$ high is positioned along the front boundary and delineates the road reserve from the front of the site. The wall appears to be of different construction within portions of the wall suggesting previous remedial works. A stone retaining wall with outcropping sandstone bedrock is located along the rear boundary of the site. Signs of ground movement, deep seated instability or underlying geotechnical issues was not observed within the western and northern portions of the site.

The rear of the site contains a gently sloping concrete carpark that rises from the rear edge of the building to the rear boundary. A cemented sandstone rock of $\leq 1.0\text{m}$ in height retains the neighbouring property to the north above site levels. There were no indications of instability in the carpark pavement or wall.

5. Neighbouring Property Conditions:

The neighbouring property to the west (No.97 Queenscliff Road) contains a three storey brick apartment block with garages below the front of the structure. The apartment block 'Kingscliff' is of a similar construction, style and age as the site building. The property is positioned largely at a similar level as the site, apart from near the rear of the block which is up to 1.8m below the site level adjacent to the common boundary before returning to similar levels. A brick retaining wall up to 2.0m high supports the site above the property.

The neighbouring property to the east (No.93 Queenscliff Road) contains a two and three storey brick apartment building with an apparent basement level garage car park. The structure is of an estimated 1990's construction and appeared to be in good condition. The property is situated within a similar level as the site adjacent to the common boundary.

The neighbouring property to the north (No.64 Crown Road) contains a two and three storey brick apartment building positioned centrally within the block. The property is situated on the low southern side of the road, with a gentle to moderately sloping concrete driveway positioned along the western boundary providing access to a rear car parking area. A shared carparking area is positioned at the rear of the property and is connected to the neighbouring property to the west No.66 Crown Road.

Inspection of these neighbouring properties from within the site and public roadway reserve did not identify any signs of previous or impending landslip instability and appeared in good condition.

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.

7. **Date of Assessment:** 8th November 2021.

8. **Assessment by:**



Troy Crozier
Principal Engineering Geologist
MAIG. RPGeo; 10197



Josh Cotton
Geotechnical Engineer

9. **References:**

- Structural Engineering Report – by MTK Consulting, Job No.: 210401, Dated: 19/04/2021
- Survey Plan – by Registered Surveyor, Registration No.: 711
- Structural Drawings – by MTK Consulting, Job No.: 210401, Drawing No.: DA01 – DA05, Dated: 10/2021