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7 Rounce Ave,
Forestville, NSW

Preliminary Landslip Risk Assessment for 7 Rounce Avenue, Forestville

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 within Landslip Risk Class "B" as per Landslip Risk Map sheet _LSR008 and is classified as Flanking Slopes 5° to 25°.

2. Site Location:

The site is located on the low north end of the cul-de-sac of Rounce Avenue. It appears to be bordered by the neighbouring properties of No. 6 Rounce Ave to the west, No. 24 Salerno Street to the north and the common driveway and property of No. 7B Rounce Avenue to the east and north-east.

The property is within gently south-west dipping topography across its upper eastern half with the slopes becoming moderately south-west dipping across the western half. It is triangular shaped and has an east boundary 35.035m, rear north boundary pf 38.405m, west side boundary of 27.405m and small curved from boundary to Rounce Avenue. The site falls from an approximate high of RL114.29 near Rounce Avenue to a low of approximate RL 107.0 at the rear south-west corner, as referenced from the provided survey plan.

3. Proposed Development:

It is understood that the proposed works involve alterations and additions to the existing house and include a new extension at First Floor level (RL112.67) in the south-west corner of the house and a new deck adjacent to the north-eats corner, with minor ancillary and internal changes. The proposed works are all formed above ground surface levels and require no bulk excavation or filling.

4. Existing Site Description:

The site is accessed from the road reserve of Rounce Avenue via a gently north dipping concrete driveway that runs along the eastern boundary to a carport/garage adjacent to the south-east corner of the site house. Adjacent to the site driveway, and extending along the entire eastern side boundary is a gently sloping to near level concrete driveway that provides access to No. 7a and No. 7b to the north-east. To the west of the sites driveway is a low (<1.0m) brick retaining wall and a series of low (<1.0m) mortared sandstone rock retaining walls that support the driveway and gardens above a near level outcrop of medium strength sandstone rock, considered to be bedrock. The concrete driveways show minor settlement and separations whilst the brick and rock retaining walls show only minor deterioration with age and rotation/deformation.

The existing house is a one and two storey brick and timber structure of at least 50 years of age. The upper level (First Floor) is timber and weatherboard and is rectangular in shape with a timber deck extending from its north-west corner. This level is formed at a similar level to the ground surface at the southern end of the house. Due to the ground surface slope a lower level (Ground Floor) is formed below the northern end of the house. This level is of brick construction and appears to form the brick foundations below this end of the house with similar lower brick walls supporting the remainder of the structure. The roof is guttered with downpipes either connected to a sub-surface system (of unknown design or discharge) or discharging to the ground surface. The house appeared in reasonable condition for its age with no significant cracking noted in the brick external walls.

Along the upslope eastern side of the house are gently dipping lawns and gardens with low (<1.20m) concrete block and mortared sandstone rock retaining walls. Adjacent the north-east corner of the house are a concrete pathway and steps that lead down to a concrete paved terrace at the north end of the house, at Ground Floor level. This terrace is below the lawn levels, which are supported by a concrete block retaining wall along their eastern side and below the northern boundary level. There were signs of minor creep/deterioration in the pathways, steps and retaining walls though no indications of concentrated surface stormwater or erosion.

At the south-west corner of the site are a series of low (<1.0m) mortared sandstone rock retaining walls that slope and terrace down the site towards the north. At the base of this slope (approx. RL 109) is a sandstone outcrop, considered bedrock, then a vinyl above ground swimming pool with timber deck surround. To the upslope eastern side of the pool deck are further gardens and sandstone rock retaining walls (both mortared and dry stacked) that rise up to a concrete pathway/slab at the Ground Floor level of the house. The rock retaining walls show signs of minor soil creep and deterioration however there were no indications of recent or impending significant instability and no indications of excess surface stormwater flow or erosion.

5. Neighbouring Property Conditions:

The neighbouring property to the west is No. 6 Rounce Ave. It contains a single level brick house of at least 50 years of age on the front half that has a timber deck to the rear. The deck and rear edge of the house are suspended up to 4.0m above a west dipping soil slope and low (<2.0m) sandstone bedrock cliff line that strikes north-south through the property. Downslope is a gently south-west dipping undeveloped grass slope with a steep (30°) soil embankment rising up to the common boundary with the site, adjacent to the site's pool. There were no indications of landslip instability or geotechnical hazard within this property with sandstone bedrock appearing to underlie the steep embankment at shallow depth (based on adjacent outcrops and details supplied by the client).

The neighbouring property to the north-west (No. 24 Salerno Street) contains a residential dwelling on the centre of the block, >10m from the common boundary with the site, with moderate sloping gardens and bedrock outcrops rising up to the common boundary. Very limited inspection of this property was possible, however there were no indications of landslip instability within the rear yard.

The neighbouring property to the north-east (No. 7b Rounce) contains a single level brick residential dwelling that appears modern (<20 years of age) with an inground swimming pool formed adjacent to the common boundary with the site. The pool terrace appears supported up to 1.0m above site levels with a series of rock filled gabion baskets placed along the boundary as retention for soils. Very limited inspection of this property was possible, however there were no indications of landslip instability within the rear yard.

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 for this Development Application is not required.

7. Date of Assessment: 16 December 2021.

8. Assessment by:



Troy Crozier
Principal

9. References:

- Design plans by Renovate Plans, Job ID: 21022, Drawing No.: 1, 10, 11, 12, 14, 21, 22, 30, 31, 40, 41, 42, 80, 90, 100, Revision: 1, Dated: 16/09/2021
- Survey Plan by NSW Land Services, Reference No.: 8806, Dated: 26/06/2021