

20th November 2024

Clarendon Homes NSW Pty Ltd

Our Ref: AWT81587
Your Ref: 29917284

Re: Preliminary Landslip Assessment for Lot 3, No 1 Loxton Place, Forestville, NSW

We have carried out the following investigation:

- Studied the building plans by Clarendon Homes, (dated 29/08/24 Issue E), outlining the proposal.
- Reviewed the Northern Beaches Council online landslip mapping system.
- Reviewed a Site Classification report by AW Geotechnics Pty Ltd (dated 8 August 2024), AWT81587, which included two(2) boreholes.

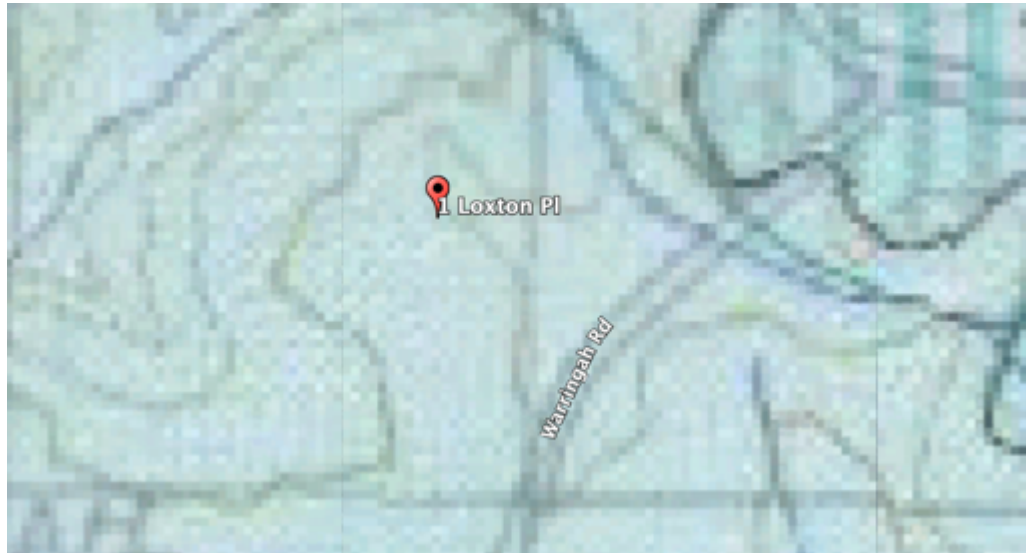
Based on the information from the above sources, we have concluded the following;

1. The site plots within Zone B.

NOTE: There are no other landslide maps covering this area known to us.



2. On the relevant 1:100,000 geological map, this site plots within the Mesozoic Aged Hawkesbury Sandstone.



3. The onsite testing encountered shallow bedrock at depths ranging from 700-1400mm.
4. The onsite testing encountered filled ground down a depth of 1400mm.
NOTE: Localised shallow pockets of disturbed natural may be encountered across the site.
5. No signs of slope instability was noted within the geotechnical report.
6. We are unaware of any proposal to create an excavation deeper than 2000 mm.
7. Using Appendix C of the 2007 Australian Geomechanics Society LRM guidelines, we are of the opinion that the following applies to the proposed building footprint:

The likelihood of a Landslide event adversely affecting this dwelling during its life expectancy is conceivable, but only under exceptional circumstances (Rare:10⁻⁵).

If such an event does occur, then the damage to the structure will be in the "minor" range, which is also interpreted as having a cost in the range of 1-10% of the market property value at the time of the event.

All of this results in a risk classification due to landslide as "very low", which is the lowest most stable category of the five(5) risk categories available.

After considering the Northern Beaches Council E10 Landslip Risk Guidelines, it is our opinion that there is no need for a more detailed geotechnical report with respect to landslip risk on this site and providing that the proposed footing system is fully supported on the underlying bedrock and is designed by a suitably qualified engineer to the relevant AS2870-2011 site classification including the site specific guidelines provided in the above referenced report.

Furthermore, providing all retaining structures are designed by a suitably qualified person and ongoing geotechnical input/supervision during earthworks is undertaken we see no reason why this development will abnormally influence the adjoining properties and associated infrastructure for the life span of the dwelling.

AW Geotechnics

Jason Bau

MIE Aus, NER, RPEQ



SITE PHOTOGRAPHS

