

LANDSLIP RISK PRELIMINARY ASSESSMENT

To accompany a Development Application to the Northern Beaches Council
for proposed alterations and additions to the existing residence at:

12 Kalianna Crescent
Beacon Hill, NSW 2100

Prepared for:

Meher House Trust
October 2020

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1.0 EXISTING SITE DESCRIPTION

The site (marked in red below) is located on the central section of Kalianna Crescent, between Kandra Road and Talgara Place.

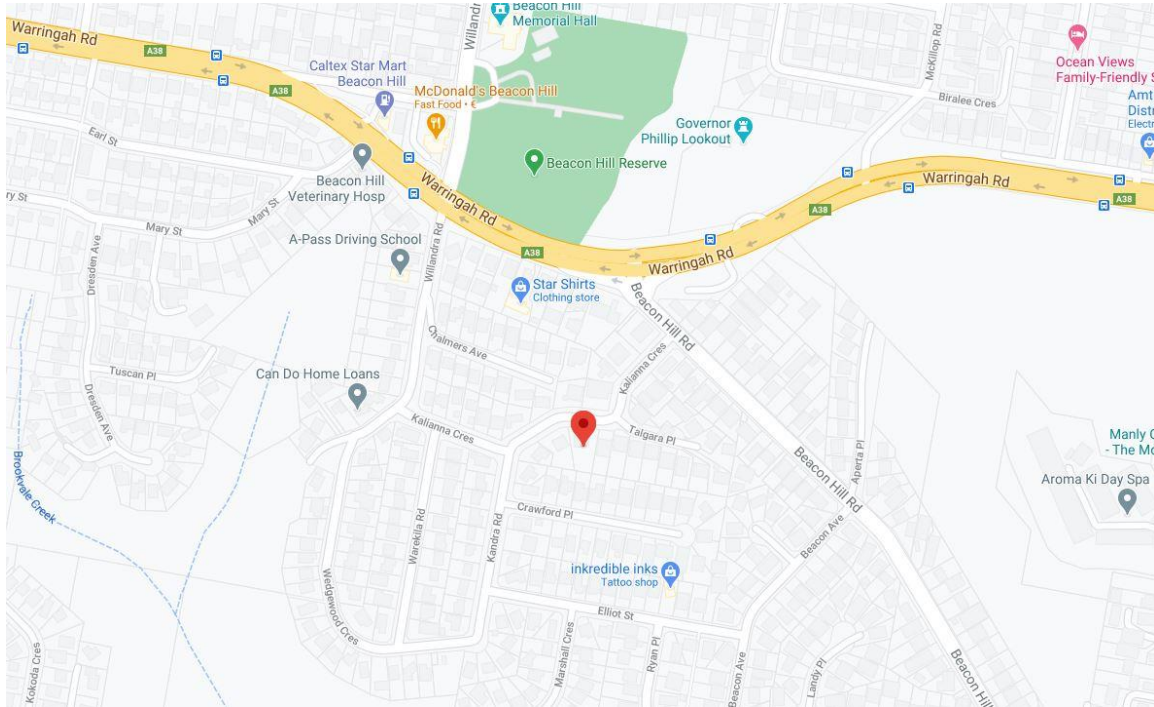


Figure 1: Location Plan (subject site marked in red).

The site is an irregular parcel, with a northern boundary of 4.875m, a north-eastern boundary of 27.07m, an eastern boundary of 45.34m, a southern boundary of 17.68m and an western boundary of 44.63m, providing a total site area of 1,107m². The site has a steep topography falling from the main road (Kalianna Crescent) to the south with a total drop of more than 12m.

There is an existing single-storey residential stone and clad cottage which is located partially below street level.

The locality is a low density residential area in and it is characterised by detached single and double storey dwellings.

2.0 EXISTING SITE FEATURES

The subject site is located on a Landslide Risk Land **Area B** (Flanking Slopes 5 to 25).

The site features two different parts. The first part is next to the street and it is relatively flat and with a rock substrate. The second part is very steep and it is where the landslide risk exist.

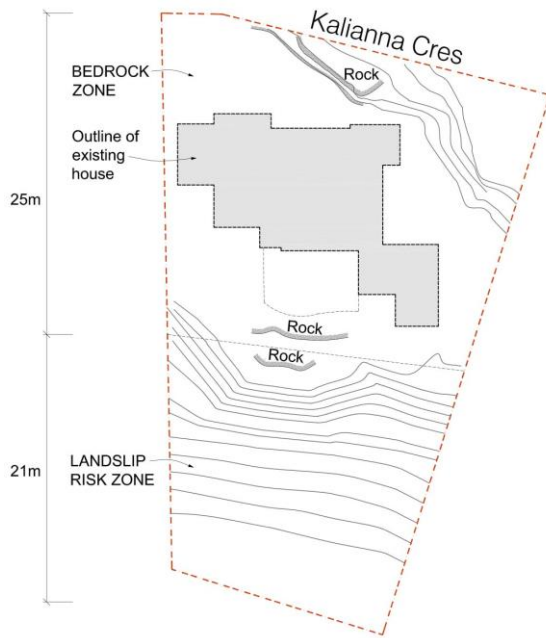


Figure 2: Different parts of the site

As shown on the diagram above, the existing house lies comfortably on the centre of the rock section and away from the landslide risk area and it has proved its structural stability over a number of years.



Figure 3: The existing house sits on the bedrock zone

3.0 DETAILS OF THE PROPOSAL

The proposed extension to the existing house is a small 2.49m x 2.8m single storey laundry attached to existing house. The proposal lies within the first section of the site on the bedrock area.

Due to the small nature of the proposal and the fact that it sits directly on the bedrock there is no effect to the existing geological stability of the site and the existing subsurface flow conditions.

Stormwater requirements remain the same and connected to the existing.

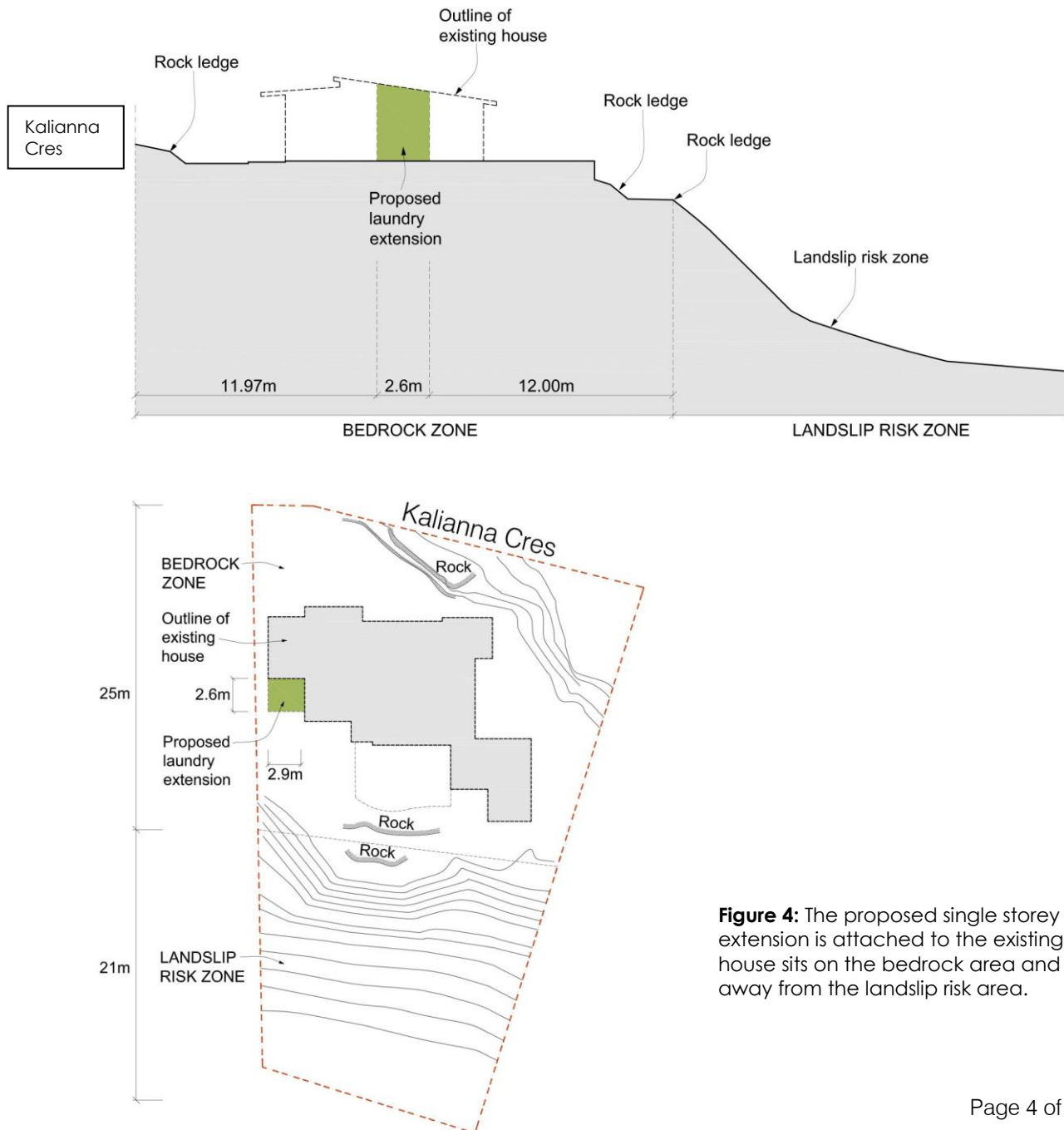


Figure 4: The proposed single storey extension is attached to the existing house sits on the bedrock area and away from the landslide risk area.

SUGGESTED CHECKLIST FOR COUNCIL'S ASSESSMENT OF SITE CONDITIONS

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| 1.0 | LANDSLIP <u>RISK</u> CLASS (circle Landslip <u>Risk</u> Class in which site is located) |
| | A A Geotechnical report not normally required. |
| X | B B Preliminary assessment of site conditions required to determine whether a geotechnical report is required. |
| | C C Geotechnical report required. |
| | D Preliminary assessment of site conditions required to determine whether a geotechnical report required. |
| | E Geotechnical report required. |

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| 2.0 | SITE LOCATION |
| | 12 Kalianna Crescent, Beacon Hill NSW 2100 |

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| 3.0 | PROPOSED DEVELOPMENT: |
| | Small 2.49m x 2.8m single storey laundry extension attached to existing house. |

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| 4.0 | EXISTING SITE DESCRIPTION: |
| | The site is an irregular parcel with a total area of 1,107m ² and a street frontage of 31.94m. The site has first section close to the street of about 25m, relatively flat and with a rock substrate. The second section is very steep and it is where the landslide risk exist. The proposal lies on the centre of the rock section and away from the landslide risk area. |

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| 5.0 | RECOMMENDATIONS |
| | Based on the above items, and the attached flowchart that indicates the principal factor(s) considered in the assessment, it is recommended that: Geotechnical assessment is not required. |
| 6.0 | DATE OF ASSESSMENT; 28/10/2020 |
| 7.0 | ASSESSMENT BY; Cave Urban |

CHECKLIST FOR COUNCIL'S ASSESSMENT OF SITE CONDITIONS AND NEED FOR GEOTECHNICAL REPORT IN GEOTECHNICAL CLASS B AND D

