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Ferrie Oosterhoff,
 308 McCarrs Creek Road,
 Terrey Hills, NSW 2084

Preliminary Landslip Risk Assessment for 308 McCarrs Creek Road, Terrey Hills

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:

According to Landslip Risk Map sheet provided on the Northern Beaches Council website, the site is located within Landslip Risk Class 'B' described as Flanking Slopes 5° to 25°. An extract of the relevant sheet is provided as Figure 1.



2. Site Location:

The site is located on the low west side of the road, within west dipping topography. It is a trapezoidal shaped block with north, east, south and west boundaries of 123.5m, 92.1m, 203.6m and 115m respectively and covers an area of approximately 1.47m²ha as referenced from the provided survey plan and available online resources.

3. Proposed Development:

It is understood that the proposed works involve the construction of a carport onto the east corner of the house along with the construction of an entrance canopy structure. Excavation/landscaping will be required to create a level pad for the carport slab however the required excavation is understood to be less than 1.5m in depth.

4. Existing Site Description:

The site is located within moderately to gently west dipping. The topography of the site is largely dictated by the occurrence of in-situ sandstone which does not appear to have been. Some minor fill may have occurred previously to create level, usable areas however significant earthworks do not appear to have occurred within the site.

The residence is accessed from the road carriageway via a concrete pathway that cuts through McCarrs Creek Road easement and leads to a brick garage structure to the north of the site residence. The residence comprises a 2-storey brick structure which appeared in good condition with no indication of cracking or potential indicators of instability. The existing residence is at least in part founded off medium strength sandstone bedrock which was also observed surrounding the property. No large, detached sandstone blocks or any signs of potential future bedrock instability were observed within the site.

The rear of the property contains a pool, large grass paddock with wooded areas near the property boundaries. No signs of settlement/erosion observed within the site surface.

5. Neighbouring Property Conditions:

The neighbouring properties to the north (No.306) and to the south (No.310) comprised large properties of similar topography with and elevation to the site.

Inspection of the site structures was not feasible however no obvious sign if movement were observed.

McCarrs Creek Road was in good condition where it passed the site, and no signs of movement or potential instability was observed in the grassed easement.

A bushland reserve lies to the west of the site and is over 100m from the area of proposed works.

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 due to the nature of proposed DA submission and existing site stability, a detailed Landslip Risk Assessment for this Development Application is not required.

6. Date of Assessment: 28 February 2024

7. Assessment by:



Kieron Nicholson
Senior Engineering Geologist

8. References:

- Architectural Drawings by GAEA Architects, Project No. 2201, Drawing No: DA-000 and DA-101 to DA-111
- Survey Plan by O-Side Surveyors, Reference 21173-DET, Revision C (5 Sheets), Dated: 6.11.23