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Project No.: 2024-231

Jesse Hill and Kate Spiller,
32 Greystoke Street
Wheeler Heights, 2097

Preliminary Landslip Risk Assessment for 32 Greystoke Street, Wheeler Heights

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 _LSR008A, the site is located within Landslip Risk Class “D” (described as Collaroy Plateau Area Flanking Slopes 5° to 15°) and “E” (described as Collaroy Plateau Area Slopes >15°).

2. Site Location:

The site is located on the low north side of the road within moderately north dipping topography. It is a roughly trapezoidal shaped block with north, east, and west boundaries of 18.786m, 38.28m and 24.27m respectively with an irregular front southern boundary as referenced from the provided site stormwater plan.

3. Proposed Development:

It is understood the proposed works involve construction of an additional level on the existing carport along with a new walkway. The proposed works are to be constructed above ground and will not require any bulk excavation works.

4. Existing Site Description:

The site contains the main site residence, carport at the front and rear gardens.

The carport is accessed from the road reserve via a concrete driveway that dips down moderately at an angle of approximately 14° towards the north. The carport is a brick structure on a concrete slab which is founded on sandstone bedrock which is outcropping up to approximately 2.0m height on the lower, northern side. To the rear of the carport is the site dwelling which comprises a three-storey brick building with rear decks on three levels which appeared in good condition with no indications of cracking or potential indicators of instability.

A relatively flat garden area occupies the front, southwest corner of the site with stairs leading down to a lower garden area. At the rear, northwest corner of the site a timber retaining wall retains 1.20m of soil and has failed, with significant rotation noted. No other signs or instability or concern were noted within the site.

5. Neighbouring Property Conditions:

The neighbouring property to the west (No.36) contained a two-storey brick residence set to the northwest of the site, with garden areas occupying the portion of the property adjacent to the site. A swimming pool is located to the north of the residence. Visibility was limited however the property structures appeared in good condition.

The adjacent property to the north (No.30) contained a one-storey brick dwelling which appeared in good condition with no signs of instability observed. The property levels are lower than those within the site across the site's northern boundary, while the property driveway extends along the eastern side of the site.

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.

Separate to the proposed works, it was noted during the inspection that the retaining wall in the northwest portion of the site has failed and needs to be remediated.

6. **Date of Assessment:** 3rd December 2024

7. **Assessment by:**



Ben Taylor
Senior Geotechnical Engineer

8. References:

- Architectural Drawings – Michael Robilliard & Associates, Project No.: 481 WD, Drawing No.: 00 – 07, Dated: 24/09/2024
- Return of Application – Northern Beaches Council, Application No.: DA2024/1594, Dated: 22/11/2024