

Date: 13th January 2020

No. Pages: 3

Project No.: 2019 – 064.1

Revision: 1

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35 Lodge Street,
Balgowlah NSW 2093

Preliminary Landslip Assessment for 35 Lodge Street, Balgowlah, NSW.

This letter report details the results of a preliminary landslip assessment required by Northern Beaches Council as per Manly Councils DCP 2013 requirement 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 the preliminary assessment checklist.

1. Landslip Risk Class:

The site is located within Landslip Risk Class “G4” which is classified as Ridge crests, major spur slopes and dissected plateau areas.

2. Site Location:

The site is located on the high south side of the road within gently north dipping topography with a shallow natural, gently north plunging drainage gully located to the west. It is located on the lower portion of the slope, close to Burnt Bridge Creek. The site is a rectangular shaped block with street front boundary of 15.24m and east side boundary of 50.60m as referenced from the supplied survey drawing.

3. Proposed Development:

It is understood that the proposed works involve alterations and additions to the existing rear patio and the existing garage. The modifications include the conversion of the existing garage into a games room with minor changes to the north and west facade and the extension of the roofs above the games room and rear patio. The works also involve the removal of two existing trees. No new excavation or filling works are proposed except for minor new footings.

4. Existing Site Description:

The site is situated on the southern side of Lodge Street and has a fall from a high of R.L. 24.05 in the south-west corner to a low of R.L. 18.73 in the north-west corner.

Lodge Street is gently west dipping where it passes the site and is formed with a bitumen pavement and then concrete kerb and gutter before a wide near level grassed reserve extends to the site's front boundary with a concrete footpath passing through the reserve. There were no indications of excess cracking or subsidence within the road reserve to indicate deep seated instability or geotechnical hazard.

The front boundary of the site is formed with a 1.0m high, mortared sandstone block retaining wall that supports the site above the reserve and a concrete driveway that provides access to the site along the west boundary. The front yard of the site is formed with a gently north dipping lawn and garden. The retaining wall was in good condition with no signs of instability or geotechnical hazard in the front yard.

The house appears to be a 1950's vintage single storey red brick and tiled roof structure which is formed at ground surface at its rear and is raised up to 1.0m at the front due to the natural ground surface slope. Additions, potentially in 2 phases, have occurred to the rear edge of the house. The house appears in good condition with no indications of significant cracking or deterioration on external walls.

The driveway on the west boundary provides access to a covered patio at the south-west corner of the house which appears to have been partly excavated up to 0.50m depth into the slope along its southern edge with a single storey brick garage/structure located upslope of the brick retention wall, along the western boundary. The patio also provides access to a larger paved terrace at the rear of the house. This terrace is excavated up to 1.50m depth into the hill slope with brick retaining walls along its east and south sides and a low wall along the west side adjacent to the old garage. The retaining walls and structures in this part of the site were in good condition with no signs of cracking, deformation or excess deterioration.

The backyard extends from the crest of the brick retaining walls and the rear edge of the garage and consists of a gently north dipping lawn with several large trees and garden beds. There were no signs of instability, groundwater seepage or erosion in the backyard.

5. Neighbouring Property Conditions:

The neighbouring property to the east (No. 33 Lodge St) contains a modern two storey brick and timber residential house on the centre of the block that extends to within 1.0m of the common boundary with the site. The garage/basement level appears excavated into the hill slope below the house for at least the front half with the masonry external wall supporting a gently sloping garden/pathway along the common boundary. This property appears to have a similar slope/topography to the site.

The neighbouring property to the west (No. 37 Lodge St) contains a two to three storey brick residential unit development that extends along the western side of the block with a concrete driveway along the eastern side adjacent to the common boundary with the site. The building structure appears of 1950-60's construction with the property at a similar level to the site along the common boundary. This property appears to have a similar slope/topography to the site.

The neighbouring properties to the south (No. 136 to 140 Griffiths Street) all contain one and two storey brick residential building structures within similar slope/topography to the site.

A limited inspection of these neighbouring properties from within the site and public roadway/reserves did not identify any signs of previous or impending landslide instability.

6. Assessment:

Based on the above items and on Councils flow chart check list – 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 Geotechnical Report with Landslip Risk Assessment is not required for the proposed development works.

7. Date of Assessment: 1st May 2019.

8. Assessment by:



Troy Crozier
Principal.
MAIG, RPGeo.

9. References:

- Architectural Drawings – Playoust Churcher, Project No.: 18-766, Drawing No.: 100, 101, 200, 800, 900 and 901, Revision: A, Dated: 19/12/2019
- Survey Drawing – Pinnacle land Surveys, Job Reference: 1367, Sheet: 1 and 2 of 2, Dated: 7th December 2018.
- Structural Design by Grounded Structures, Project No.: 0049, Drawing No.: S00 to S07, Issue: A, Dated: 26 / 01 / 2019