

Date: 30th April 2025 **No. Pages:** 3 **Project No.:** 2025-066

Boedel Construction Pty Ltd 15 Willunga Crescent Forestville, 2087

Preliminary Landslip Risk Assessment for 15 Willunga Cres, Forestville

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 "B" (described as Flanking Slopes 5° to 25°).

2. Site Location:

The site is located on the low south side of the road within gently southwest dipping topography above the crest of a very steeply south dipping slope. It is an irregular shaped block with an area of approximately 900.1m², with a curved front boundary of undetermined length. The side east and west boundaries are 51.005m and 39.51m respectively with a rear southern boundary of 26.82m, as referenced from the provided site survey.

3. Proposed Development:

It is understood the proposed works involve alterations and additions to the existing dwelling which will include internal changes, an eastern extension for a new garage and construction of an additional level. The proposed works do not appear to require any bulk excavation however minor isolated excavation is anticipated for new footings. Furthermore, additional loading on existing footings will be imposed as a result of the proposed new first floor level.

4. Existing Site Description:

The site contains the main site residence, an attached carport at the eastern side and extensive lawn and garden areas. The street is relatively level in front of the site with sandstone outcropping identified in the property opposite the site (No. 10 Willunga). There were no signs of excessive cracking or instability in the road reserve near the site.



The site is accessed from the road reserve via a concrete driveway that dips down gently at an angle of approximately 6° along the front, eastern side of the site. A gently south sloping lawn area occupies the front, northwest portion of the site with low (<0.40m) sandstone block retaining wall running parallel to and supporting the front boundary.

The dwelling is a single storey weatherboard structure supported on brick footings, with strip footings around the perimeter and columns observed beneath the dwelling, estimated to have been built in the 1960's. Visible aspects of the structure indicate it is in good condition with no significant cracking or indicators of geotechnical instability. A lightweight carport structure is attached to the northeast portion of the dwelling with a free-standing, lightweight shed to the south.

Access to the rear is available via a concrete footpath which extends along the eastern side of the dwelling with pavers around the southern side of the dwelling and gently ($<5^{\circ}$) south dipping lawn areas beyond the pavers. A 0.50m high sandstone block retaining wall extends across the site providing some terracing, and is founded on sandstone interpreted as bedrock. Two terracotta pipes were identified through the base of this retaining wall. Extensive sandstone outcropping was identified across the rear of the site with the sandstone preliminarily identified as moderately weathered and low to medium strength.

No other signs or instability or concern were noted within the site.

5. Neighbouring Property Conditions:

The neighbouring properties to the east and west (Nos. 13 and 17) contained one and weatherboard residences set back >3.0m from the common boundaries and positioned roughly in line with the site dwelling. Both properties also contained clad and metal garages set back ~1.0m from the common boundaries. Ground levels appeared similar to those within the site along the boundaries. Visibility was limited however the property structures appeared in good condition.

The adjacent property to the south (No.16 Laurel Chase) is understood to contain a one storey brick dwelling set back ~3m from the common boundary with the site. Due to the limited visibility it was not possible to thoroughly assess the whole property however no signs of geotechnical instability were evident from the inspection.

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:

No

- History of Landslip No
- Proposed Excavation/Fill >2m No
- Site developed Yes
- Existing Fill >1m
- 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 <u>not required</u>.



- 6. Date of Assessment: 28th April 2025
- 7. Assessment by:

Ben Taylor Senior Geotechnical Engineer

- 8. References:
- Architectural Drawings Elevate Design & Drafting, Project No.: 1224, Sheet No.: DA01 DA11, Dated: 6/04/2025