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**Project No.:** 2024-211

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### **Preliminary Landslip Risk Assessment for 1a Greycliffe Street, Queenscliff**

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 \_LSR008, the west of the site is located within Landslip Risk Class “B” and “C” and classified as Slopes more than 25 degrees or slopes between 5 and 25 degrees, as indicated on Figure 1, extracted from Northern Beaches Council website.



Figure 1: Site location (outlined blue) taken from Northern Beaches (Warringah) Risk Classification webpage.

## **2. Site Location:**

The site is located on the low south side of the road, near the east end of Greycliffe Street and to the north of Manly Beach. It is a near trapezoidal shaped block with north, east, south and west boundaries of 21.93m, 32.5m, 21.4m and 34.0m respectively and covers an area of approximately 714m<sup>2</sup> as referenced from the provided survey plan.

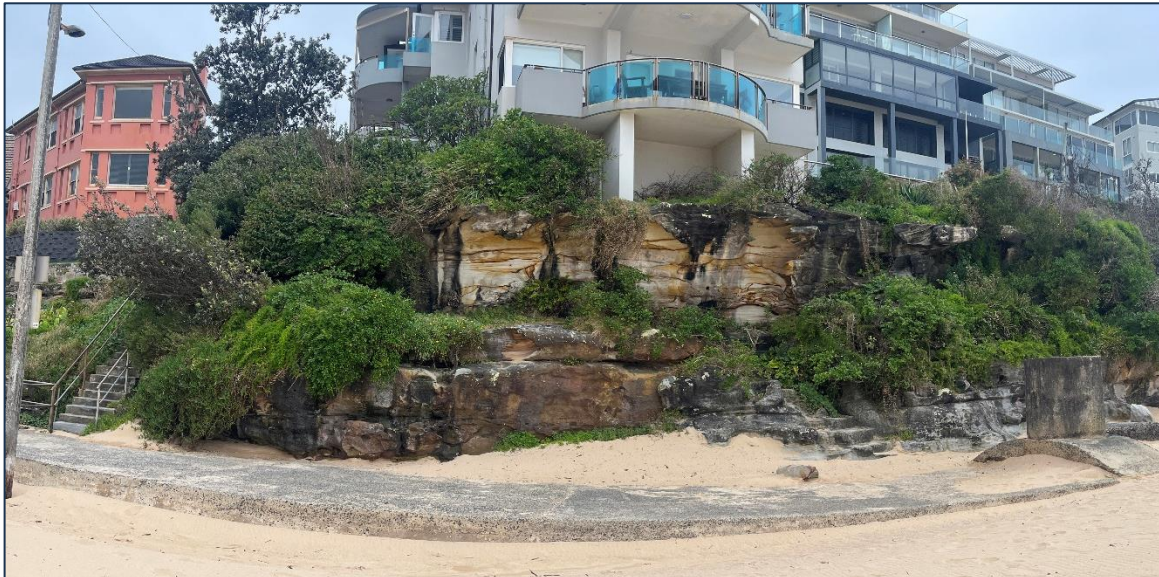
## **3. Proposed Development:**

It is understood that the proposed works involve internal alterations which will involve the combining of Units 4 and 7 which lie on Levels 2 and 3, along with work to the roof space to convert the level into a liveable top level which will likely impose new loading conditions onto the structure and existing footings. No bulk excavation or new footings are required as part of the proposed works.

## **4. Existing Site Description:**

The site is located within moderately south dipping topography which is supported by various low retaining walls within the site and the area does not appear modified from its natural condition through construction of residential structures and landscaping works, though limited earthworks appear to have occurred.

The site structure comprises a unit block and is accessed from the road reserve via a concrete pathway and leads to the front entrance of the main site structure. The unit block comprises a four-storey brick and rendered building which appeared in good condition with no indication of widespread cracking or potential indicators of instability. The front of the site comprises a vegetated garden overlying a rock outcrop, on which the existing structure appears to be constructed (See Photograph 1).



*Photograph 1: View of the site looking north*

Signs of potential future instability (jointing, adverse defects, previous rockfalls etc) of the interpreted founding strata were not observed.

#### 5. Neighbouring Property Conditions:

The neighbouring property to the north (No.1 Greycliffe Street) comprised two and three storey rendered units. The structure appeared in good condition were observed.

The adjacent property to the east (No.48a Queenscliffe Road) comprised an eleven-storey rendered apartment block and appeared in good condition with no signs of cracking observed.

The adjacent property to the west (No.2 Greycliffe Street) contained a three-storey rendered unit block which appeared in good condition with no cracking observed in the exterior walls of the structure.

#### 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: 15 November 2024

#### 7. Assessment by:



Kieron Nicholson  
Senior Engineering Geologist

#### 8. References:

- Architectural Drawings – Hobbs Jamieson, Job No.: 24/003, Drawing No.: SK00, SK05 – SK07, SK21 – SK23, Dated: 1/05/2024
- Survey Drawing – CMS Surveying Pty Ltd, Drawing No.: 23306, Dated: 30/04/2024