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**Project No.:** 2019 – 136

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17a Woodbine Street,  
North Balgowlah NSW 2093

**Preliminary Landslip Assessment for 17a Woodbine Street, North Balgowlah, NSW.**

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:**

The site is located within Landslip Risk Class “B” which is classified as Flanking Slopes of between 5° and 25° (Landslip Risk Map - Sheet LSR\_008).

**2. Site Location:**

The site, 17a Woodbine Street is located on the high south side of the road, not far from the intersection with Kalaui Street, North Balgowlah. It is a rear ‘battle-axe’ block with access corridor extending from the street along the eastern side of No. 17 and No. 17B. The main portion of the block is near rectangular with rear south boundary of 15.24m, western side boundary of 38.10m and the access corridor of 51.65m length, as referenced from the supplied survey drawing.

**3. Proposed Development:**

It is understood that the proposed works involve demolition of the existing house and construction of a new two storey timber house with garage over a similar footprint. The ground floor level of the new house is designed at R.L. 63.26 with the garage at R.L. 62.91. Therefore, the development will require bulk excavation of up to 1.0m depth below existing ground levels along the western edge of the site only with the eastern side of the house raised above existing ground levels. The excavations appear to extend to within 0.50m of the western side boundary to allow formation of a new pathway to the rear of the house.

**4. Existing Site Description:**

The site is located adjacent to the crest of a low east plunging ridge line that passes through No. 17B to the north. The main portion of the site is therefore located within gently south-east dipping topography with a high of approximately R.L. 63.60 in the north-west corner and a low of approximately R.L. 62.0 in the south-east corner.

The road pavement in front of the site is bitumen with concrete kerb, it is gently (<5°) east dipping and in fair condition. The road reserve contains a narrow lawn area with a stencilled concrete driveway rising gently up from the reserve before becoming near level where it passes along the eastern side of the

neighbouring developments with No. 17 and No. 17B. The concrete driveway ends near the southern end of No. 17B, where a gate defines the access to the site. Beyond the gate a gently south dipping and undulating gravel and grass driveway extends to the main portion of the site where an open gravel carparking area is located at the northern end of the site house. The western end of the carpark is defined by a low (<1.0m) timber sleeper retaining wall that supports a shed and paved area at the north-west corner of the site.

The existing house is a single storey timber structure of approximately 50 years of age that is located on the centre of the block with a timber deck extending around its south-east corner. The house and deck are supported above ground surface levels by brick piers. These piers increase from 0.30m in height on the western side up to 1.0m in height at the south-east corner.

A brick paved pathway extends along the western side of the house with a low (<0.50m) timber retaining wall supporting a narrow sloping garden bed along the western boundary. This garden is formed at the base of a timber sleeper retaining wall that supports the neighbouring property (No. 19B) approximately 0.60m above the garden level.

The rear of the site is formed with a garden and bedrock and boulder outcrops along the western boundary then a gently east dipping lawn with a concrete inground swimming pool located in the lower south-east corner of the block. The lawn then extends along the eastern boundary where it is near level between the house deck and the eastern property boundary.

There were no signs of erosion or major instability on the site. The exterior of the house and footings are in fair good condition, the roof has gutters and downpipes that discharge to an underground stormwater system.

## **5. Neighbouring Property Conditions:**

The property to the north, Number 17B, contains a two storey brick terrace house located along the western side of the block with a gently south-east dipping lawn at its southern end, adjacent to the site. The house appears of 1980's construction and is in good condition while the property shows no obvious signs of instability.

The neighbouring property to the east, Number: 15A, contains a two storey brick house located on the centre of the block and extending to within 1.0m of the common boundary with the site. A narrow garden bed is formed along the boundary, retained at similar level to the site by a timber retaining wall, approximately 1.0m above the house lower floor level. The rear and front yards contain lawns and gardens.

The neighbouring property to the west, Number 19B, is located upslope of the site and appears to contain a two storey masonry residential house on the centre of the block, approximately 4.0m from the common boundary with the site. A garden and terrace appears to extend along the eastern side of the block and is retained up to 0.60m above the site by a timber sleeper retaining wall, as previously mentioned in this report.

A limited inspection of these neighbouring properties from within the site and public roadway reserve was possible however it did not identify any signs of previous or impending landslip instability.

**6. 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            | Not evident |
| • Site Steeper than 1V:4H      | No          |
| • Existing Excavation >2m      | No          |
| • Natural Cliffs >3m           | No          |

It is considered that a detailed Landslip Risk Assessment is not required for this Development.

**7. Date of Assessment:** 29<sup>th</sup> August 2019.

**8. Assessment by:**



Troy Crozier

Principal.

MAIG. RPGeo. – Geotechnical and Engineering

Reg. No.: 10197

**9. References:**

Design plans by Classic Country Cottages, Job No.: CC156, Drawing No.: DWG.1, .2, .3, .4, .5.  
Revision: A, Dated: July 2019.

Survey by Clarke Dowdle and Associates. Reference Number: 22433, Dated: 10/04/2019