

Date: 28 January 2022

No. Pages: 3

Project No.: 2022-005

Vartkes Maulian,
39 Forest Way
Frenchs Forest, NSW
2086

Preliminary Landslip Assessment for 39 Forest Way, Frenchs Forest, NSW.

This letter report details the results of a preliminary landslip assessment required by Northern Beaches Council as part of Warringah Councils 2011 LEP requirements 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" as per sheet LSR_008 which is classified as Flanking Slopes 5° to 25°.

2. Site Location:

The site lies on the low eastern side of Forest Way within gentle east dipping topography. It is a rectangular block with a front west and a rear east boundary of 21.335m, a side north boundary of 45.72m and a side south boundary of 45.72m, as referenced from the provided survey plan.

3. Proposed Development:

It is understood that the proposed works involve extension of the rear secondary dwelling towards the west. The extension is proposed for a single bedrock with an area of approximately 4m x 3m. Minor excavation for the footings of the proposed extension is envisaged.

4. Existing Site Description:

The site is accessed via a strip concrete driveway along the south boundary and extends east to a single storey weatherboard dwelling located within the centre of the site. A pebble driveway extends north from the entrance to the site to a metal carport located within the northern portion of the front of the site. The western front of the site also contains a grass lawn surrounded by dense vegetation. An approximately 1.50m high mortared sandstone block wall supports the road reserve along the western boundary. Signs of cracking, ground movement or underlying geotechnical issues were not observed within the front of the site and the structures appeared in good condition.

The centre of the site contains the single storey weatherboard dwelling and a timber deck directly to the rear. The dwelling extends south to the south boundary and north to approximately 2.0m from the north boundary.

The rear of the site contains a fibro shed dwelling within the southern portion and is surrounded by a grass lawn that occupies most of the rear of the site (Photograph-1). Along the northern and eastern sides of the grass lawn is a low retained garden ($\leq 0.20\text{m}$ high) that contains several trees and dense vegetation. Approximately 2.5m south from the shed dwelling is a tree trunk (approximately 3.0m high and with a

diameter of approximately 0.70m wide) (Photograph-2). Excessive ground movement, structure defects, unstable ground or signs of underlying geotechnical issues were not observed within the rear of the site and appeared in good condition.



Photograph-1: The rear of the site. View looking west.



Photograph-2: A tree trunk located approximately 2.0m from the rear fibro shed. View looking west.

5. Neighbouring Property Conditions:

The neighbouring property to the north (No.41 Forest Way) contains a single storey brick dwelling located within the centre of the site and a shed to the south of the main dwelling. The front of the property contains a strip concrete driveway along the property south boundary and leads east to a concrete carport. The front of the site also contains a garden with a grass lawn at the western portion of the property and an approximately 1.50m high mortared sandstone block wall is located along the front boundary of the property. The rear of the property is broadly occupied by a grass lawn and contains a sewer manhole within the south-eastern portion of the property. The clad shed extends south to approximately 2m from the common boundary. The western portion of the site is approximately 1.50m higher than the site along the common boundary and is supported by a brick retaining wall and the remainder of the property is at a similar Ground Surface Level (GSL) to the site along the common boundary. Signs of cracking, deflection or underlying geotechnical issues were not observed within the neighbouring property and appeared in good condition.

The neighbouring property to the south (No. 37 Forest Way) contains a single storey clad dwelling located within the centre of the property. The front of the property contains a strip concrete driveway long the north boundary and a garden with a grass lawn at the western portion of the property. A mortared sandstone block wall supports the road reserve along the front boundary. The rear of the property is broadly occupied by a grass lawn and dense vegetation along the eastern boundary. The property dwelling extends north to approximately 1.0m from the common boundary and the property has a similar GSL to the site adjacent to the shared boundary. Signs of cracking, deflection or underlying geotechnical issues were not observed within the neighbouring property and appeared in good condition.

The neighbouring property to the east (No. 43 Wareham Crescent) contains a two storey brick dwelling which broadly occupied the centre of the property. Surrounding the property dwelling is a grass lawn. The eastern front of the property contains a concrete driveway and the remainder of the front property contains a grass lawn with several trees along the front. The property dwelling extends west to approximately 4.0m from the common boundary and the property contains a similar GSL to the site along the common boundary. Signs of cracking, deflection or underlying geotechnical issues were not observed within the neighbouring property and appeared in good condition.

A limited inspection of these neighbouring properties from within the site and public roadway reserve 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 | No |
| • 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 Application.

7. Date of Assessment: 24th January 2022.

8. Assessment by:



Marvin Lujan
Geotechnical Engineer

9. References:

- Architectural Drawings – Drawing No.: 001/A, Title: Site Plan, Proposed South Elevation, Proposed West Elevation, Proposed North Elevation, Proposed Floor Plan, Dated: October 2021
- Survey Drawing – Bee & Lethbridge Pty Ltd, REF No.: 5156, Dated: 19/03/2021