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Project No.: 2024-095

Gartner Trovato Architects
9 Soniver Road
North Curl Curl NSW 2099

Preliminary Landslip Assessment for 9 Soniver Road, North Curl Curl

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”, classified as Flanking Slopes of between 5° and 25°.

2. Site Location:

The site, 9 Soniver Road is located on the low south side of the road within gentle south dipping topography, backing onto bushland reserve which subsequently slopes down moderately towards North Curl Curl Beach.

3. Proposed Development:

It is understood that the proposed works involve internal alterations to the existing site dwelling, with a minor addition to the front, northern end. No excavation is required for the proposed works and they do not include any significant geotechnical components.

4. Existing Site Description:

The site is located on the low, southern side of Soniver Road within level to gently south sloping topography, while the surrounding area slopes gently to steeply to North Curl Curl Beach to the south. A paved driveway leads from the road reserve along the eastern side of the site and slopes down towards the garage which has been excavated below the existing dwelling and is at Lower Ground Level. The

remaining portions of the front of the site contain flat lawn and paving, with some palm trees adjacent to the western side boundary. Sandstone bedrock is exposed in the garage.

The site dwelling itself comprises a three-storey rendered residence which appeared from external inspection to be in good structural condition. Paved walkways allow access to the rear of the site along both side boundaries, with the rear of the site is paved and contains an in-ground swimming pool in the southwest corner.

The property to the east (No. 11 Soniver Rd) contains a three-storey rendered and clad house which appeared to be in good structural condition. The levels in the property along the common boundary with the site are estimated to be up to 1.0m above site levels, retained by a concrete retaining wall, although it was not possible to access the property to accurately determine the levels adjacent to the site.

The property to the west (No. 7 Soniver Road) contains a two-storey rendered house which appeared to be in good structural condition. The property levels are up to 1.50m below site levels along the common boundary.

Inspection of the site, public reserve to the rear of the site and public roadway reserve did not identify any signs of previous or impending landslip instability.

5. 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 | Yes for basement construction, not impacted by proposed works |
| • Natural Cliffs >3m | No |

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

6. Date of Assessment:

30 May 2024

7. Assessment by:



Ben Taylor
Senior Geotechnical Engineer

8. References:

- Architectural Drawings – Gartner Trovato Architects, Project No.: 2408, Drawing No.: A01 – A09, Dated: 22/05/2024