

Date: 30th January 2024

No. Pages: 2

Project No.: 2024-001

MMW Properties
21 Vista Avenue
Balgowlah Heights NSW 2093

Preliminary Landslip Assessment for 21 Vista Avenue, Balgowlah Heights, NSW.

This letter report details the results of a preliminary landslip assessment required by Northern Beaches Council as per Manly Councils DCP 2013 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 in-situ testing was undertaken. The assessment follows the guidelines as set out in the preliminary assessment checklist.

1. Landslip Risk Class:

The site is located within Landslip Risk Class “G4” as identified within Northern Beaches (Manly) Councils, Development Control Plan 2013 – Schedule 1, Map ‘C’, being ‘Ridge Crests, major spur slopes and dissected plateau areas <15°’

2. Site Location:

The site is situated on the west side of the road within gentle west dipping topography near a west striking ridgeline. The trapezoidal shaped block extends from a high of approximately RL 78.00 along the front eastern boundary to a low of RL 75.80m within the rear western corner and covers an area of approximately 512.2m² as referenced from the provided survey plan.

3. Proposed Development:

It is understood that the proposed works involve demolition of existing site structures and the construction of a new two storey dwelling with an inground swimming pool within the rear. The proposed dwelling will largely be constructed above ground with only minor bulk excavation in eastern portions anticipated along with excavation for the swimming pool to approximately 1.50m depth.

4. Existing Site Description:

Vista Avenue comprises a gently north dipping bituminous sealed pavement which is separated from the site via a concrete kerb, gutter, pedestrian pavement and nature strip. Minor cracking was observed in the roadway however there were no signs of excessive settlement or significant cracking observed to indicate any underlying geotechnical concern.

Sandstone interpreted as bedrock was observed visually outcropping at numerous points along the road reserve in the vicinity of the site where it was preliminarily assessed as at least low strength and characterised by sub horizontal bedding planes.

The front of the site comprises a relatively flat lawn area with a concrete pathway extending to the main dwelling entrance. The dwelling comprises a single storey masonry structure anticipated to be of >40 years construction age. The structure appeared to be in good condition with no signs of excessive settlement or cracking to indicate any impending geotechnical concern.

A concrete pavement extends around the northern edge of the dwelling and provides access to the rear of the site. The rear of the site predominantly comprises a gently north dipping lawn area with the rear (5m approx.) stepping down ≈1.50m via a sandstone outcrop and sandstone block retaining wall. The sandstone outcrop

was preliminarily assessed as at least low strength and considered bedrock and the retaining wall was in good condition with no signs of excessive cracking or rotation to indicate any impending concern.

5. Neighbouring Property Conditions:

The neighbouring property to the south (No. 19 Vista Avenue) comprises a two storey masonry dwelling set back from the site by a minimum of 4.0m with a masonry garage abutting the shared boundary towards the front eastern end of the property. Ground levels within the property were predominantly similar to the site with the exception of the western 5m (approx.) where the property is retained up to 1.20m above the site via a concrete block wall. The visible aspects of the structures appeared to be in good condition with no signs of excessive settlement or cracking to indicate any impending geotechnical concern.

The neighbouring property to the north-west (No. 19 Bareena Drive) contains a one and two storey masonry and timber residence set back from the shared boundary by a minimum of 10m as well as a single storey timber structure anticipated to be a secondary dwelling set back from the shared boundary by a minimum of 1.50m. The ground levels within the property were relatively similar to the site and the visible aspects of the structures appeared to be in good condition with no signs of any impending geotechnical concern.

The neighbouring property to the north (No. 18 Bareena Drive) contains a one and two storey timber and masonry residence with attached masonry garage abutting the shared boundary in parts. The ground levels within the property were similar to the site along the shared boundary and the visible aspects of the structure appeared to be in good condition with no signs of excessive settlement or cracking to indicate any impending geotechnical concern.

6. Assessment:

Based on the above items and on Councils requirements – 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 |

Based on the above checklist it is considered that a detailed Site Stability (Geotechnical) Report is not required for this Development.

Geotechnical inspection of new footings will be required prior to placement of steel and concrete to confirm bearing capacity/ rock foundation suitability as a risk exists that some sandstone boulders may be confused for competent bedrock.

It is envisaged that, due to relatively limited excavation size/depth, only small scale machinery/ hand tools will be utilised in the excavation and as such, ground vibrations will not be an issue. This should be confirmed with CGC by the builders prior to excavation of rock.

7. Date of Assessment: 25th January 2024.

8. Assessment by:



James Dee
Geotechnical Engineer