



**REPORT TO
STRATA REAL ESTATE SERVICES**

**ON
PRELIMINARY SITE ASSESSMENT**

**FOR
EXISTING GARAGES**

**AT
11 LODGE LANE, FRESHWATER, NSW**

Date: 10 July 2022

Ref: 34975Yrpt

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1 INTRODUCTION

This report presents the results of a preliminary site assessment at 11 Lodge Lane, Freshwater, NSW. The assessment was commissioned by Dio Singson of Strata Real Estate Services and was completed in accordance with our proposal (Ref: P56337YT, dated 31 March 2022).

The assessment has been completed in response to a Notice of Intention to Give a Development Control Order by Northern Beaches Council (Ref No: EPA2021/0279, dated 14 December 2021). This order requires the demolition of the northern and western brickwork of the garages located in the north-western corner of the site. This assessment has been made because the works are not considered to be exempt and the site is located within an area identified as Area B on the Warringah Council Landslip Risk Zoning Map.

The purpose of the preliminary assessment was to classify the site in accordance with the Checklist for Council's Assessment of Site Conditions set out in Warringah Council's document *E10 Landslip Risk*. Based on this assessment we have provided a recommendation on whether a geotechnical report is required to assess the landslip risks posed by this site.

2 ASSESSMENT PROCEDURE

This preliminary assessment is based upon a detailed inspection of the topographic, surface drainage and geological conditions of the site and its immediate environs. A summary of our observations is presented in Section 3 below.

3 SITE DESCRIPTION

The site is located on the crest of Freshwater headland in relatively flat topography. The site is roughly rectangular in shape. A two-storey brick apartment block, that appears in good structural condition, occupies most of the site, with the exception of a relatively small section of land at its western end that contains four garages adjoining the northern site boundary with an asphaltic concrete paved driveway and turning area on the southern side of the garages. The garages have typically been constructed at existing levels, with the exception of the westernmost one, which is slightly raised above existing levels, and is retained by a brick retaining wall that appeared in good condition and had a maximum height of 0.8m. Sandstone outcrops are visible across the property.



To the north the site is bounded by four properties, all of which are occupied by two-storey brick buildings that appear in good condition. The two most western of these properties have similar levels to those of the site, while the two to the east are between about 1.5m and 2m lower. This drop in elevation appears to follow the alignment of a low height sandstone cliff line that runs roughly in an east-west direction. While over most of this drop the sandstone cliff line is exposed, at the very eastern end, a brick wall has been constructed on the neighbouring property and also forms a boundary wall.

To the east of the site is another residential property that across the boundary appears to have similar levels to those of the site. To the south is a two-storey clad house that appeared in good condition. Levels across the boundary were similar to those of the site with the exception of a relatively short length at the eastern end of the boundary where a low height retaining wall had been constructed and supported up to about 0.4m of the adjoining property.

To the west the site is bounded by Lodge Lane, which also had similar levels to the site.

4 ASSESSMENT RECOMMENDATION

The visual assessment of the site revealed that existing fill and cuts on site do not exceed 1m and 2m respectively while existing cliff lines do not have a height of greater than 3m. Consequently, in accordance with Council Guidelines a geotechnical report is not required for this site although it is of course essential that sound engineering principles are followed with regards to earthworks, retaining walls, foundations, site drainage etc.

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