

Date: 21 August 2023

No. Pages: 2

Project No.: 2023-110

SP40956
22-26 Addison Road
Manly NSW 2095

Preliminary Landslip Assessment for 22 to 26 Addison Road, Manly, NSW.

This letter report details the results of a preliminary landslip assessment required by Northern Beaches Council as per Manly Councils DCP 2013 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 the preliminary assessment checklist.

1. Landslip Risk Class:

The site is located within Landslip Risk Classes G2 and G4 as identified within Northern Beaches (Manly) Councils, Development Control Plan 2013 – Schedule 1, Map ‘C’.

2. Site Location:

The site is located on the east side of the road within gently east dipping topography at the crest of a cliff that defines the edge of Smedleys Point. It is an irregular shaped block and covers an area of approximately 1381m² as referenced from the supplied survey drawing.

3. Proposed Development:

It is understood that the proposed works involve internal alterations, new balustrades, new fencing and new flooring across the structure. The proposed works do not appear to require any bulk excavation works.

4. Existing Site Description:

The has a slope fall from RL15.9m in the northwest to a low of approximately RL5.0m within the rear of the site. The existing site building comprises a multistorey brick unit block.

Addison Road is formed with bitumen pavement that is in good condition and is slightly south dipping where it passes the site. The road is formed with a concrete gutter, kerb and bitumen footpath adjacent to the site.

The front boundary of the site is partially formed with a brick wall approximately 1.0m in height and a driveway access. The front of the site comprises a paved area with planter beds, access driveway and garden.

The main site building comprises a multi-storey unit block. Inspection of the external side walls of the structure did not reveal any signs of significant settlement or potential geotechnical concerns. The building appeared in good condition and the roof is guttered with down pipes.

The rear of the site contains an inground pool, pool surround and sandstone bedrock outcrop which abuts Little Manly Cove to the south of the site.

5. Neighbouring Property Conditions:

The properties to the east and west of the site contain No.28/No.28A and No.18/No.20 Addison Road respectively and contain one and two storey residential buildings/structures of brick or brick rendered. The ground surface within the surrounding properties was at a broadly similar level to the site.

A limited inspection of these neighbouring properties from within the site and public roadway/reserves did not identify any signs of previous or impending landslip instability.

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.

7. Date of Assessment: 5 June 2023

8. Assessment by:



Kieron Nicholson
Senior Engineering Geologist

9. References:

- Architectural Drawings – Bennet Murada Architects, Job No.: 2149, Drawing No.: DA01, DA02, DA10 to DA22, DA30 and DA31, Plot Date: 16/2/23.
- Survey Drawing - True North Survey Group, Job No: 2622, Date: 26/11/2022.