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Liorra Projects Pty Ltd,
PO Box A11,
Enfield South, 2133

Preliminary Landslip Risk Assessment for 30 Corkery Crescent, Allambie Heights

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:

According to Landslip Risk Map sheet _LSR008A, the site is located within Landslip Risk Class “B” and is described as within an area with Flanking Slopes 5° to 25°.

2. Site Location:

The site is located on the low northeast side of the road within moderately northeast sloping topography. It is a trapezoidal shaped block with north, east, south and west boundaries of 27.4m, 35.3m, 10.4m and 35.8m respectively and covers an area of approximately 652m² as referenced from the provided survey plan.

3. Proposed Development:

It is understood the proposed works involve the construction of a carport located near the base of the existing driveway in front on the site residence. The works do not require bulk excavation, with the only excavation proposed for the new carport footings.

4. Existing Site Description:

The site contains the main site residence, front and rear gardens and a rear garden with pool.

The residence is accessed from the road reserve via a concrete driveway that dips at an angle of approximately 17° towards the northeast. The residence comprises a one and two storey rendered and clad building which appeared in good condition with no indications of cracking or potential indicators of instability. The front of the property contains a brick retaining wall approximately 1.0m in height which did not display signs of cracking and appeared to be founded on bedrock or sandstone ‘floaters’.

Below the brick retaining wall, a broadly level lawn is present which is at a lower elevation than the adjacent access driveway which appears to be founded sandstone boulders which did not display signs of movement or instability.

The floaters or in situ sandstone bedrock on which the brick retaining wall is founded did not display signs of movement.

5. Neighbouring Property Conditions:

The neighbouring property to the west (No.32) contained a two-storey rendered residence a garage with front and rear yards. The house and garage appeared in good condition.

The adjacent property to the east (No.28) contained a one and two storey clad dwelling which appeared in good condition with no signs of instability observed.

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 due to the nature of proposed DA submission and existing site stability, a detailed Landslip Risk Assessment for this Development Application is not required.

6. Date of Assessment: 7 August 2023

7. Assessment by:



Kieron Nicholson
Senior Engineering Geologist

8. References:

- Survey Plan by Bee and Letheridge, Drawing Number 22756, Dated: 12/12/2022
- Proposed Port Drawings, Drawing No. 2301 to 2302, dated Feb '23.