

Our Reference: GG11902.001
11 February 2025

Monica Clonda & Mark Graham
49 Quirk Street
DEE WHY, NSW 2099

By Email - Monica Clonda monica.clonda51@icloud.com
Jon Bianchino jon@jonbianchino.com

RE – PRELIMINARY LANDSLIP ASSESSMENT
51 Quirk Street, Dee Why, NSW

Dear Monica & Mark,

Introduction

This document presents a preliminary landslip assessment in accordance with the Northern Beaches Council 2011 LEP Planning Rules, Section E-10 Landslip Risk.

Site Location	- 51 Quirk St., Dee Why Lot 64, Sec A in DP 8139
Landslip Risk Class	- Partly A (Slopes < 5°) and partly B (Slopes 5° to 25°)
Proposed Development	- Two storey house on northern part of site Maximum excavation depth 1.5 m Maximum fill height 1.2 m

The proposed works will essentially require excavation for footings and buried services plus some minor filling.

Site Description

Site is on the southern side of Quirk Street, located some 500 m south west of Dee Why Beach. It is a rectangular shaped block. The property is rectangular shaped with plan dimensions of some 12 m x 62 m. The topography on the lot slopes down to the south east with an overall fall of some 9.5 m and an average inclination of less than 9° to the horizontal.

The existing development comprises a single storey house of weather board construction. It is located close to the centre of the lot. There is a weatherboard garage situated between

the house and Quirk Street with concrete driveway access to the road. There has been no obvious significant previous excavation when these structures were constructed.

The remaining area is landscaped with some sealed pavements, grass and one large tree at the southern end of the property.

Geotechnical Conditions

The site is underlain by the Triassic age Hawkesbury Formation. There are considerable exposures of rock across the entire site.

The majority of this rock appears to be competent insitu sandstone that is not exhibiting any significant sign of instability.

The existing house appears to be founded on insitu rock. There was no obvious distress in the external walls of this building.

No past or present significant landslip features were observed on this property during our walk over inspection.

Recommendations

Using the Council flow chart check list (Section E-10) we note:

History of Landslip	- No/Unknown
Proposed Excavation > 2m	- No
Proposed Fill > 2m	- No
Site Developed	- Yes
Existing Fill > 1 m	- No
Existing Excavation < 2m	- None obvious

It is considered that a detailed Landslip Risk Assessment is not required and that it is unlikely that the reported proposed new works will increase the risk of instability for this site.

Final Comments

The attached notes titled *Report Information* is an intrinsic part of this report.

We trust this meets with your requirements. Should you wish to further discuss the contents of this letter then please do not hesitate to contact the undersigned.

Yours Faithfully



Michael Adler
Principal Geotechnical Engineer BSc, BE, MSc, DIC, MIEAust, CPEng, NPER
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