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Tribeca Homes QLD Pty Ltd
1 Birdwood Avenue,
Collaroy, NSW 2097

Preliminary Landslip Risk Assessment for 1 Birdwood Avenue, Collaroy

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 – Northern Beaches Mapping portal, the site is located within Landslip Risk Class “D” (described as Collaroy Plateau Area Flanking Slopes 5° to 15°) and Class “A” (described as slope less than 5°).

2. Site Location:

The site is located on the corner of Pittwater Road and Birdwood Avenue within gentle (9°) northeast dipping topography. It is a broadly rectangular site with a northern boundary of 20.125m, a southern boundary of 17.765m, an eastern boundary of 40.245m and a western boundary of 40.31m as referenced from the provided survey plan.

3. Proposed Development:

It is understood the proposed works involve partial demolition of the existing structure, construction of a new second floor level (FFL12.46m), a new northern alfresco area, landscaping works and alterations to the southern carport structure which will include an eastern extension and a new retaining system. Minor bulk excavation may be required for the landscaping works and new retaining systems, along with isolated excavation for new footings.

4. Existing Site Description:

The site contains a three storey brick residence which occupies the majority of the block. The main structure appeared to be in a good condition with no signs of cracking or settlement issues across external or internal areas.

Concrete driveways extend from the southwestern corner of the site via Pittwater Road and from the northeastern corner of the site via Birdwood Avenue, no significant cracking or settlement issues were identified in either of the concrete driveways. The eastern side of the block contains a paved walkway and adjacent grassed lawns which extend to the south of the site. Timber retaining walls ($\leq 1.8\text{m}$ high) are located adjacent to the walkway and to the immediate east of the existing carport, these retaining walls are considered to be in a poor condition with minor deflection/rotation identified across the retaining systems. The timber stairs at the southern end of the external pathway are also in a poor condition due to age of construction and general weathering.

The northern end of the site contains a $\leq 2.75\text{m}$ high grouted sandstone block retaining wall which supports a grassed lawn and garden at the first floor level. This retaining wall appeared to be in a good condition with no indications of cracking or potential indicators of instability.

Exposed soils are located within the southern end of the ground floor level subfloor. The soils comprise clayey sand fill/disturbed natural material with boulders, gravel, clay tiles and pipes embedded within the soil matrix which form a steep batter.

5. Neighbouring Property Conditions:

The neighbouring property to the east (No.3 Birdwood Avenue) is at a similar level to the site and contains a three storey brick apartment building which occupies the majority of the block. The main structure appeared to be in a poor condition with vertical cracking identified within the brickwork of the front of the structure and within the concrete slabs of the front balconies. Guttering systems and downpipes were identified along the roof perimeter of the main structure with the downpipes extending to ground surface level and unknown discharge points. A concrete block retaining wall extends along the eastern side boundary and is undergoing significant outward rotation and deflection with the wall supported via propping measures.

The neighbouring property to the south (No.15 Brissenden Avenue) is on the high side of the site and contains a two storey rendered house in good condition with dense vegetation positioned between the main structure and the shared boundary with the site. A sandstone block wall extends along the western and southern boundaries with minor outward rotation identified across the majority of its length.

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 $>2\text{m}$ | No |
| • Site developed | Yes |
| • Existing Fill $>1\text{m}$ | Potentially |
| • Site Steeper than 1V:4H | No |
| • Existing Excavation $>2\text{m}$ | No |
| • Natural Cliffs $>3\text{m}$ | No |

It is considered that 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: 13th May 2025

7. Assessment by:



Josh Cotton
Geotechnical Engineer

8. References:

- Architectural Drawings – Maccormick & Associate Architects, Project No.: 2408, Drawing No.: DA02.1 – 2.4, DA03.1 – 3.2, DA04.1 – 4.3, DA10.5, Dated: 16/04/2025
- Survey – Donovan Associates, 2200/334724, Dated: 26/06/2024