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No. Pages: 3

Project No.: 2022-247

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19 Tarra Crescent
Dee Why NSW 2099

Preliminary Assessment for 19 Tarra Crescent, Dee Why, NSW.

This letter report details the results of a preliminary landslide 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. Land Class:

The site is located within Landslip Risk Class “A” as per sheet Landslip Risk Map _ Sheet 009 which is classified Slopes <5°.

It is also noted that the site lies within “Class 3” and “Class 5” Acid Sulfate Soils zone as per sheet Acid Sulfate Soils Map_009.

Furthermore, the site partially falls within the riparian land classification (rear 10m approximately) as per the Warringah Development Control Plan 2011.

2. Site Location:

The site is situated on the western side of the road within relatively flat, low lying topography. It is an irregular shaped site covering a total area of 677.5m² as referenced from the supplied DA plans.

3. Proposed Development:

It is understood that the proposed works involve alterations and additions to the existing structure including the construction of a new carport within the front portion of site as well as the construction of a new deck adjacent to the rear western edge of the dwelling. No bulk excavation is proposed as part of the works however some minor localised excavations are anticipated for new footings.

4. Existing Site Description:

The site is located within flat topography that varies from a high of RL3.83m along the northern boundary to a low of RL3.53m along the southern boundary. The roadway is relatively flat where it passes the site with a bitumen surface and concrete gutter. There were no signs of excessive settlement or cracking observed within any of the structures adjacent to the front of the site to indicate any underlying geotechnical concern.

The front of site comprises a flat lawn area broadly bisected by a concrete driveway which extends from the roadway to the front edge of the dwelling. The dwelling comprises a two storey masonry structure, anticipated to be of >40 years construction age. The structure appears to be in good condition with no signs of excessive settlement or cracking observed on the external walls. A view of the front of the site is provided below as Photograph 1.



Photograph 1: View of the front of site, looking broadly south west from the roadway

Access to the rear of the site was gained via a concrete pathway which extends around the northern edge of the dwelling. The rear of site comprises a relatively flat lawn area immediately adjacent to the dwelling with an inground pool situated adjacent to the rear western boundary. Photograph 2 below provides a view of the rear of the site.



Photograph 2: View of the rear garden of the site, looking broadly south from the northern boundary

5. Neighbouring Property Conditions:

The neighbouring property to the north (No. 21 Tarra Crescent) contains a single storey masonry dwelling setback from the shared boundary a minimum of 1.50m, an in ground pool setback a minimum of 5.0m and a shed structure abutting the shared boundary. The dwelling structure is anticipated to be of >40 years construction age and although boundary structures/vegetation limited an extensive assessment, the visible aspects of the structures appeared in good condition with no signs to indicate any impending geotechnical concern.

The neighbouring property to the south (No. 17 Tarra Crescent) contains a single storey rendered masonry dwelling setback from the shared boundary a minimum of 3.00m as well as a separate masonry garage/carport structure setback approximately 1.50m from the shared boundary. The dwelling is anticipated to be of approximately 20 years construction age and appears in good condition with no signs of cracking or excessive settlement.

6. 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 detailed Landslip Risk Assessment is not required for this Development Application.

The proposed works do not require any bulk excavation with only minor localised excavation works required for new footings. There will be no lowering of the water table or tanking required and there is unlikely to be any disturbance of actual or potential Acid Sulfate Soils. Therefore, there will be no effects to the adjacent Riparian land and an Acid Sulfate Soils management plan will not be required.

7. **Date of Assessment:** 21st October 2022.

8. Assessment by:



James Dee
Geotechnical Engineer

9. References:

- Design Drawings – H&C Design, Job No. 220301, DA Drawings 220301-1 to 220301-5 and 220301-7, all Date October 2022.