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4th April 2022

Icon Homes

Our Ref: AWT69622
Your Ref:

Re: Preliminary Landslip Assessment for Lot 102, No 10 Painters Parade, Dee Why

We have carried out the following investigation:

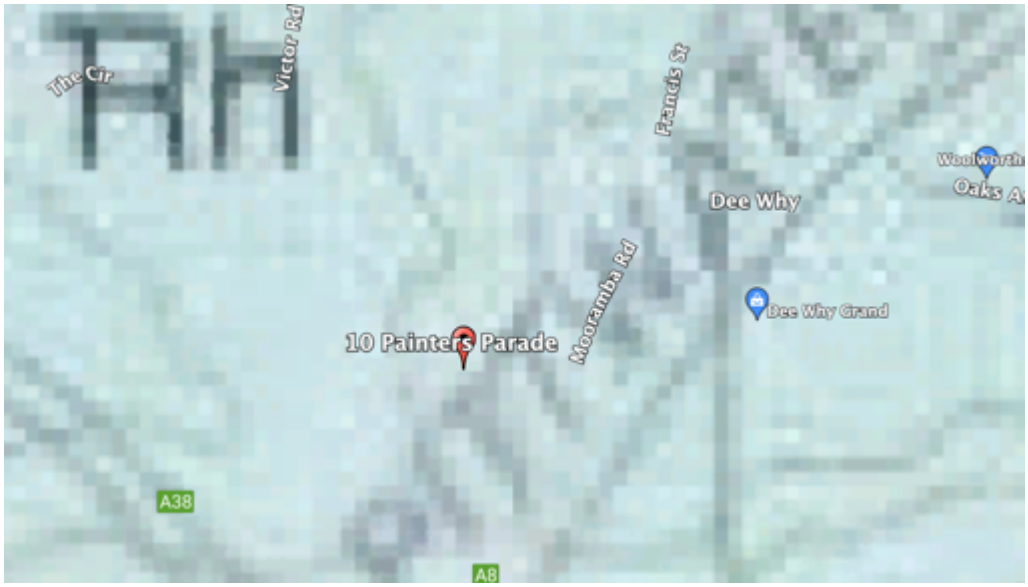
- Studied the building plans by Icon Homes Job No 21155, (dated 07-12-21), outlining the proposal.
- Reviewed the Northern Beaches Council online landslip mapping system.
- Reviewed a Site Classification report by AW Geotechnics (dated 17/02/22), which included two(2) boreholes.

Based on the information from the above sources, we have concluded the following;

1. The site plots within Zone B.

   NOTE: There are no other landslide maps covering this area known to us.

2. On the relevant 1:100,000 geological map, this site plots within the Mesozoic Aged Hawkesbury Sandstone.



3. The onsite testing encountered shallow bedrock at depths ranging from 400-1100mm.

   NOTE: Bedrock shelves can be seen outcropping towards the rear of the site.

4. The onsite testing did encounter shallow fill down to depths of 800mm

   NOTE: Localised shallow pockets of disturbed natural may be encountered across the site.

5. No signs of slope instability were noted within the geotechnical report, nor from our site visit.

6. Site filling will be contained within the proposed building footprint by "drop edge beams and/or retaining strcutures", suitably designed by a qualified structural engineer, supported on footings taken down to the underlying bedrock.

7. Using Appendix C of the 2007 Australian Geomechanics Society LRM guidelines, we are of the opinion that the following applies to the proposed building footprint:

   The likelihood of a Landslide event adversely affecting this dwelling during its life expectancy is conceivable, but only under exceptional circumstances (Rare:10^{-5}).

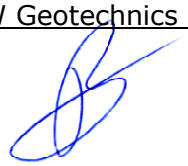
   If such an event does occur, then the damage to the structure will be in the "minor" range, which is also interpreted as having a cost in the range of 1-10% of the market property value at the time of the event.

   All of this results in a risk classification due to landslide as "very low", which is the lowest most stable category of the five(5) risk categories available.

After considering the Northern Beaches Council E10 Landslip Risk Guidelines, it is our opinion that there is no need for a more detailed geotechnical report with respect to landslip risk on this site and providing that the proposed footing system is fully supported on the underlying bedrock and is designed by a suitably qualified engineer to the relevant AS2870-2011 site classification including the site specific guidelines provided in the above referenced report.

Furthermore, providing all retaining structures and temporary shoring structures are designed by a suitably qualified person and ongoing geotechnical input/supervision during earthworks is undertaken we see no reason why this development will abnormally influence the adjoining properties and associated infrastructure for the life span of the dwelling.

AW Geotechnics Pty Ltd



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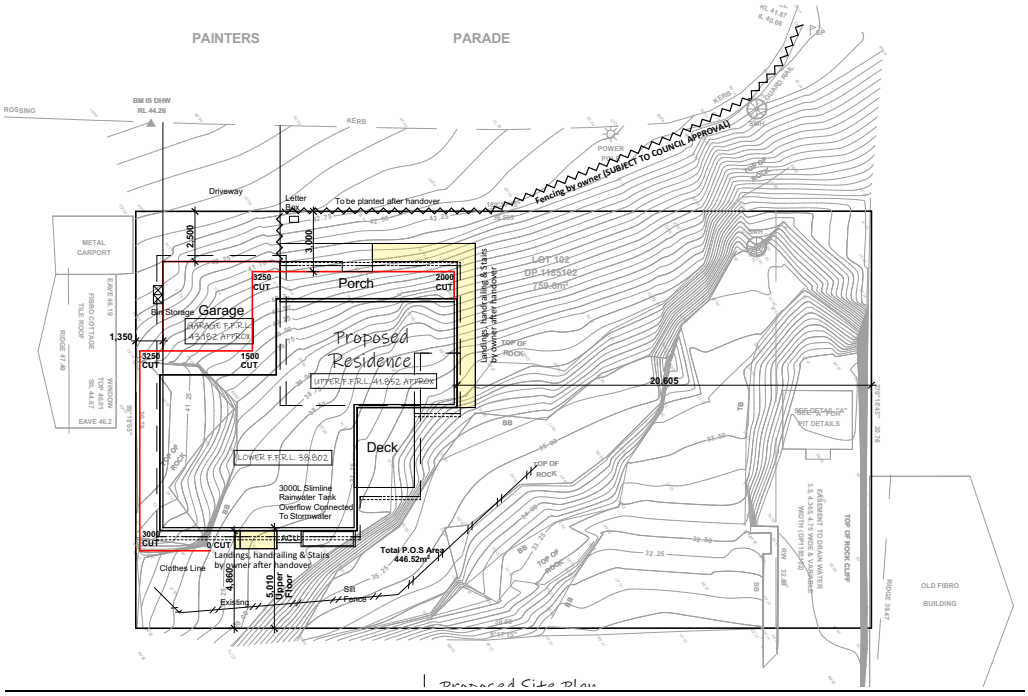
QBCC Site Classifier

Site Plan


PAINTERS
PARADE
Driveway
Letter Box
To be planted after handover
Fencing by owner (SUBJECT TO COUNCIL APPROVAL)
METAL CARPORT
Garage
Porch
Proposed Residence
Deck
LOT 102
DP 1183102
759.6m²
3000L Slimline Rainwater Tank Overflow Connected To Stormwater
Total P.O.S Area 446.52m²
Clothes Line
Existing
Upper Floor
OLD FIBRO BUILDING
TOP OF ROCK CLIFF
Proposed Site Plan