

Date: 24th May 2021

No. Pages: 3

Project No.: 2021-109

Sonya Aroyan,
14 Dakara Drive,
Frenchs Forest, NSW 2086

Preliminary Landslip Risk Assessment for 6 Dakara Place, Frenchs Forest

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:

The site is located within Landslip Risk Class "B" as per Landslip Risk Map sheet _LSR007 and is classified as Flanking Slopes 5° to 25°.

2. Site Location:

The site is located on the low east side of Dakara Place at the intersection with Dakara Drive within gently south-west dipping topography. The property appears to be a sub-division of No. 14 Dakara Drive, which has a long upper east boundary 38.08m and southern side boundary of 24.69m for a total area of 703.4m², as referenced from the provided survey plan.

3. Proposed Development:

It is understood that the proposed works involve the construction of a new secondary dwelling at the northern end of No. 14, within a gently dipping lawn area. The proposed works are proposed with Finished Floor Level at R.L. 151.0 therefore they will be above ground surface levels and require excavation for new footings and service lines only. Minor fill appears required to provide slab on ground construction.

4. Existing Site Description:

The site is located within gentle south-west dipping topography at upper to mid-slope level. The slope is relatively planar and the area modified from its natural condition through construction of residential structures and landscaping works, though limited earthworks appear to have occurred.

The site is accessed from the road reserve of Dakara Place via a gently south dipping concrete driveway that runs along the eastern boundary of No. 14 to a garage adjacent to the house. Downslope to the west of the driveway are gently west dipping lawns and gardens with a low (<1.0m) rendered masonry retaining wall formed along the western boundary to Dakara Drive, supporting the lawn and gardens above the road reserve.

The existing house at No. 14 is a two-storey brick and timber structure that appears of <50 years of age and more recently modernised. It is formed in the south-west corner of the block with garage upslope to the east and a swimming pool to the south-east. It is surrounded by pathways, gardens and decking.



Photograph of house with No. 14



Photograph of location for secondary dwelling

5. Neighbouring Property Conditions:

The neighbouring property to the upslope east is No. 5 Dakara Place. It contains a gently south dipping concrete driveway along the common boundary with No. 14 that leads from the road reserve to a garage at the western side of an existing two storey brick and timber residential house. The front yard appears formed as gently sloping gardens with inground pool terrace and is at similar levels to the site along the common boundary.

The Dakara Place road reserve is formed with a gently west dipping bitumen pavement, concrete kerb and gutters and then a gently west dipping grass reserve. The Dakara Drive road reserve is formed with a gently south dipping bitumen pavement with concrete kerbs and gutters with a gently west dipping grass reserve extending to the site's western boundary.

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 for this Development Application is not required.

7. Date of Assessment: 24th May 2021.

8. Assessment by:



Troy Crozier
Principal

9. References:

- Design plans by Necess Necessian, Drawing No.: 2021-1 to 2021-6, Revision: -, Dated: 03/03/2021
- Survey Plan by Bee and Lethbridge, Reference No.: 12125, Dated: 06/10/2020