

Date: 28th January 2020

No. Pages: 2

Project No.: 2020-004

Mr. & Mrs Vilnis,
60 Epping Drive,
Frenchs Forest, N.S.W. .

Preliminary Landslip Risk Assessment for 60 Epping Drive, Frenchs Forest.

This letter report details the results of a preliminary landslip assessment required by Northern Beaches Council as part of the Warringah 2011 LEP 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” which is classified as Flanking Slopes of between 5° and 25°.

2. Site Location:

The site, 60 Epping Drive, is located on the high south side of the road at its upper south-east corner near a ridge crest. It is a near rectangular shaped block with long west side boundary of 39.60m, and northern street front boundary of 15.40m.

3. Proposed Development:

It is understood that the proposed works involve the addition of a bedroom and ensuite to the rear of the existing dwelling, in an area currently occupied by a deck and pergola. It is noted that some excavation will be required for new footings however no bulk excavation is required.

4. Existing Site Description:

The site is located on a north plunging ridge crest with properties either side (east and west) lower and within gently north dipping topography.

The road pavement in front of the site is bitumen with concrete kerb, it is gently sloping to the west and in fairly good condition. The road reserve is grass covered with a gentle west slope. The front boundary of the property is formed by sandstone outcrop up to 2.00m high. Access to the property is up a gently sloping concrete driveway at the north-east corner that leads across slope to the south-west to a double car garage that is excavated into the slope at the front of the house. A flight of steps providing access up to a raised lawn/terrace and the front door of the house.

The existing house is a one and two storey brick structure. It is estimated approximately 50 years of age, though has been more recently modernised, and is in a good condition with no signs of significant cracking and settlement on the external walls.

The backyard contains a deck to the rear of the house and sandstone bedrock/outcrop up to 600mm high covering the south half of the backyard.

5. Neighbouring Property Conditions:

The neighbouring property upslope to the south No. 16B Gladys Avenue comprises a three storey brick house with a raised pool near the common boundary. The house is located broadly in the centre of the property. The building structures appear of similar age as the site house and appear in reasonable condition with no signs of significant cracking or settlement on the external walls. The property is at a similar ground level as the site along the common boundary with remainder of the block having a similar topography to the site.

The neighbouring property to the east No. 58 Epping Drive, is slightly downslope and contains a two storey house located on the rear of the property with front and back yards. The building structures appear of similar age as the site house and appear in reasonable condition. One significant crack was noted on the external walls, however, slope instability is not considered to be the cause. The property is at a similar ground level as the site along the common boundary.

The neighbouring property downslope to the west No. 62 Epping Drive contains a one and two storey brick house located at the centre of the property. The building structures appear of similar age as the site house and appear in reasonable condition with no signs of significant cracking or settlement on the external walls. The property is at a similar ground level as the site along the common boundary and then slopes down to the west and north with numerous bedrock outcrops visible.

A limited inspection of these neighbouring properties from within the sites backyard and public reserve did not identify any signs of major erosion or landslip instability.

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 | Possibly, though limited areas/volume |
| • 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: 17 January 2020.

8. Assessment by:



Jun Yan
Geotechnical Engineer

9. References:

Design plan by John Haines, Drawing Number: Vilnis 1/2019, Dated 10th May 2019