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20 December 2024

The General Manager

Norther Beaches Council

725 Pittwater Road  
Dee Why NSW 2099

**RE: Development Application 6 Monash Parade Dee Why**

Dear Sir,

In support of the above Application we attach a Geotechnical Report for the site.

Whilst the report was carried out for a previous addition to the premises it contained the following conclusion:

***'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.'*

From the above the site does not contain any criteria that would warrant any further assessment for this Development Application.

Yours sincerely

Graham Zerk

**Date:** 24<sup>th</sup> September 2015  
**No. Pages:** 2  
**Project No.:** 2015-203

Mr. & Mrs. C & J Taggart  
6 Monash Parade  
Dee Why.  
N.S.W. 2099.

**Preliminary Landslip Risk Assessment for 6 Monash Parade, Dee Why.**

This letter report details the results of a preliminary landslip assessment required by Warringah Council as part of their 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, 6 Monash Parade, is located on the low east side of the road, not far from the intersection with Oaks Avenue in Dee Why. It is a rectangular shaped block with long north side boundary of 46.35m and western street front boundary of 13.71m.

**3. Proposed Development:**

It is understood that the proposed works involve modernising the internal layout of the house that includes a lift, study and entry steps on the north side of the house. Construction of a verandah at the east end of the house at first floor level, followed by enlarging the garage on the west side of the house within the front yard.

**4. Existing Site Description:**

The site is located on the north side of an east striking ridgeline that slopes from Beacon Hill towards North Curl Curl. It is located on the north side of the ridge at the base adjacent to Dee Why Point, with average slope angle of about -5° towards 359° magnetic north.

The road pavement is bitumen with concrete kurb, it is gentle sloping (-5°/347°mN) and in only fair condition where it passes the site. The road reserve contains an uneven gentle sloping (-3°) lawn area. The front boundary of the site is defined by a 1.8m high brick fence with driveway gate adjacent to the south boundary.

The front yard is gentle sloping to the north-west with wide concrete driveway leading from the street to below the verandah at the front of the house and to the north to a two car garage. There is a gentle sloping manicured lawn between the garage and the front boundary. Landscaped garden beds abut both the north and south boundary fences. There is an inground swimming pool adjacent to the north boundary fence between the garage and north-west corner of the house.

Access to the house is via concrete pathway that leads from the Council parking area at the east end of the site via a gentle sloping (-4° to -7°) lawn surrounded by landscaped boundary garden beds to a set of entry steps near the north-east corner of the house.

The house is elongated along the eastern two thirds of the site with concrete pathway between the house and brick retaining wall/garden bed that supports the high south side boundary. The house is a two storey brick structure with tiled roof and a number of timber panels on the side walls.

The exterior of the house appears to be in a good state of repair. The tiled roof has gutters and downpipes that are connected to a sub-surface stormwater system.

#### **5. Neighbouring Property Conditions:**

The property upslope to the south Number: 8 Monash Parade contains an older style single storey rendered brick cottage with tiled roof located on the east end of the site. The western half of the site is surrounded by a 2 to 3m high rendered brick boundary fences.

The neighbouring property to the north, Number: 4 Monash Parade contains a recently completed two storey concrete and rendered brick unit block with ground floor garages.

A limited inspection of these neighbouring properties from within the site and public roadway reserve did not identify any signs of previous or impending 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            | 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.

**7. Date of Assessment:** 24<sup>th</sup> September 2015

**8. Assessment by:**



Peter Crozier  
Principal

#### **9. References:**

Architectural plans by Graham Zerk, Job No: 1046c, Drawing Numbers:T1toT5, Dated: 28<sup>th</sup> August 2015.

Survey plan by McKinley Morgan & Associates. Reference Number: 93698, Dated: 5<sup>th</sup> August 2015.