

Date: 1 March 2022

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Project No.: 2022-019

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65 Eurobin Avenue
Manly NSW 2095

Preliminary Landslip Assessment for 65 Eurobin Avenue, Manly, NSW.

This letter report details the results of a preliminary landslip assessment required by Northern Beaches Council as per Manly Councils DCP 2013 requirements 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 the preliminary assessment checklist.

1. Landslip Risk Class:

The site is located within Landslip Risk Class “G3” as identified within Northern Beaches (Manly) Councils, Development Control Plan 2013 – Schedule 1, Map ‘C’, being ‘beach forefronts and alluvial flats that have slopes $<5^{\circ}$ ’.

2. Site Location:

The site is located on the north side of the road within slightly north dipping topography. It is a rectangular shaped block with south front and north rear boundaries 10.16m and east/west side boundaries of 30.48m as referenced from the supplied survey drawing.

3. Proposed Development:

It is understood that the proposed works involve demolition of an existing clad shed within the north corner of the site and the construction of an inground plunge pool less than 2.0m in depth.

4. Existing Site Description:

The site is located with relatively level ($<5^{\circ}$) topography. It is within gentle north sloping topography and has a slope fall from RL4.98m in the south to a low of RL4.68m within the rear garden of the site. The existing building comprises a one and two storey brick and clad dwelling.

Eurobin Avenue is formed with bitumen pavement that is in good condition and is slightly west dipping where it passes where it passes the site. The road is formed with a concrete gutter, kerb and bitumen footpath adjacent to the site.

The front boundary of the site is partially formed with a brick wall approximately 1.0m in height and a driveway access. The front of the site comprises a paved driveway and grass lawn.

The property residence comprises a one and two storey brick structure. Inspection of the base of the building external wall did not reveal any signs of significant rising damp or settlement cracks. The building appeared in good condition and the roof is guttered with down pipes.

The rear of the site contains a grass lawn and covered tiled area.

5. Neighbouring Property Conditions:

The properties to the north, east and west of the site contain 5 Cameron Avenue, 67 Eurobin Avenue and 63 Eurobin Avenue respectively and contain two storey brick or rendered dwellings. The ground surface within the surrounding properties was at a broadly similar level to the site. The neighbouring structures within the surrounding properties were all at least 8m from the proposed plunge pool location.

A limited inspection of these neighbouring properties from within the site and public roadway/reserves did not identify any signs of previous or impending landslide instability.

6. Assessment:

Based on the above items and on Councils requirements – 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 |

Based on the above checklist it is considered that a detailed Site Stability (Geotechnical) Report is not required for this Development. However, care is required for any excavation works adjacent to the south side boundary and that the stability of all adjacent structures and boundary conditions must be maintained as part of the works. It is therefore recommended that geotechnical inspection occur following clearing of the existing structures and prior to bulk excavation.

7. Date of Assessment: 1 March 2022.

8. Assessment by:



Kieron Nicholson

9. References:

- Architectural Drawings – Edaa interiors/exterior, Project: 65 Eurobin Ave, Manly, Drawing No.: DA.03 & DA04, Dated: 01/05/14
- Hill and Blume Survey drawing, Drawing No.: 63687001A, Survey Date: 01/02/2022