

27<sup>th</sup> February 2024

## **Development Application I 30 George Street, Manly**

### Schedule 11 - Checklist for Preliminary Assessment of Site Conditions

Dear Assessing Officer,

As per Clause 4.1.8 of MDCP 2013 and outlined in the Northern Beaches Council's request for additional information, we have completed the schedule 11 checklist for preliminary assessment of site conditions in relation to the preparation of site stability reports.

#### **1. Site Location**

The subject site is commonly referred to as No. 30 George Street, Manly, and is legally defined as Lot 2 in Deposited Plan 90346. The subject site is located on the eastern side of George Street, on a block bounded by Sydney Road to the north, James Street to the east, and Fairlight Street to the south. The subject site is generally rectangular in shape, with a frontage to George Street of 6.045m, an eastern rear boundary to No. 10 James Street of 5.99m, a northern side boundary to No. 32 George Street of 30.43m, and a southern side boundary to No. 28 George Street of 30.43m. The subject site has a total site area of 183m<sup>2</sup>. The subject site is generally flat; however, contains a minor fall from the front boundary to the rear boundary of approximately 0.67m.

#### **2. Geotechnical Area**

The site is located within Landslip Risk Area G4 which makes all development on the land affected by Clause 4.1.8 - Manly Development Control Plan 2013.

#### **3. Proposed Development**

The proposal before the Council seeks alterations and additions to a semi-detached dwelling at No. 30 George Street, Manly. This includes demolition to a portion of the existing rear roof form to construct a new first floor. No works outside the existing building footprint are proposed including any excavation or fill. The proposed works have the following proximity to existing neighbouring structures:

- 32 George Street, Manly – 3.73m
- 10 James Street, Manly – 7.16m
- 28 George Street, Manly – 0m

#### **4. Existing Site**

The subject site currently contains a single-storey semi-detached dwelling that is finished with rendered brick and has a tiled roof to the front and metal skillion roof to the rear. The subject site is otherwise populated with paving and garden beds. The subject site has minor vegetation and soil exposure within the front and rear yards, which includes a 6m high tree at the rear. The site's topography slopes from the front to the rear of the site with a maximum difference of 670mm and approximate fall of 1.3 degrees. There appears to be no evidence of slope instability.

#### **5. Recommendations**

Based on the above items, and the flowchart in schedule 11 that indicates the principal factors considered in the assessment, it is recommended that:

- A geotechnical assessment is not required.

If you have any further questions regarding this preliminary geotechnical report, please feel free to contact our office on 0420 679 339.

Kind Regards,

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