

GREENWOOD MILLER ARCHITECTS

Rothwell D. Miller, B.Arch., (UTS.) RAIA
Registration No. 6114

9 Mossgiel Street
FAIRLIGHT NSW 2094
Phone: 0438 774 051
E-mail: greenwoodmiller@bigpond.com

22 December 2022

General Manager
Northern Beaches Council
1 Belgrave Street
MANLY NSW 2095

Dear Sir

**Re: DA 2022/219 - PAN-292818
45 Fairlight Crescent, Fairlight
Request for Additional Information**

This submission is in response a request for additional information received today, 22 December 2022. The request for additional information requires that the following is submitted via the NSW Planning Portal;

- 1. Preliminary Geotechnical Report – Landslip AREA G2, G3 and G4 (MLEP 2013)**
A Preliminary Assessment of Site Conditions as the land is located in Landslip Risk Area G2, G3 or G4 under Council's Landslip Risk Map.

We believe that such a request is unnecessary and unreasonable for the following reasons;

1. The proposed development does not involve any excavation of the site. The proposal requires partial demolition of the existing timber framed verandah structure at the rear of the existing building. The existing foundation walls and ground floor structure are retained. All building work is contained within the footprint of the existing building.
2. MLEP Map CL1_004 Acid Sulphate Soils Map, Land Risk Map shows that the property is not within the Landslip Risk Area.
3. DCP Map C Potential Geotechnical Landslip Hazard Areas (prepared 2003) appears to show the site wholly within zone G4. Whilst geotechnical assessment may be required we note that the existing retaining walls on the site are not impacted in any way by the proposed development.
4. The preposed changes to the Northern Beaches Council Geotechnical Mapping clearly place the development site within zone C1 Hawkesbury/Narrabeen 5⁰. According to the proposed Geotechnical Requirements table C1Minor Development/Alterations, No Geotechnical Assessment Required.
5. Previous Development Applications assessed by council in relation to this site have not required the preparation of a Geotechnical Assessment report.

We ask that council review the request for the additional information.

Should however it be considered necessary to provide a Geotechnical Assessment Report we ask that council grant an extension of time to provide such a report due to the Christmas holiday period and the difficulties of engaging relevant consultants this time of year.

Yours faithfully

GREENWOOD MILLER ARCHITECTS

A handwritten signature in black ink, appearing to read 'Rothwell Miller', with a long horizontal line extending to the right.

Rothwell Miller
Architect