

10 January 2024

Northern Beaches Council
Development Advisory Service Team
PO Box 82
Manly NSW, 1655

Per: Planning Portal

RE: RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION: DA2023/1858 AT NO. 14 BIRKLEY ROAD, MANLY

This letter serves as a second response (first response via planning portal dated 20 December 2023) to the request for additional information issued by Northern Beaches Council on 20 & 21 December 2023.

Council requested a Preliminary Assessment of Site Conditions as the land is located in Landslip Risk Area G2 and G4 under Council's Landslip Risk Map.

Noting that:

"As per Clause 4.1.8 of MDCP 2013, the applicant must complete Council's Checklist for Preliminary Assessment of Site Conditions in Schedule 11 of MDCP 2013 to determine whether a Geotechnical Report is required".

In response it is noted that the proposed works are located towards the western part of the site along Birkley Road. Area G2 is confined to the eastern boundary of the site and across Ivanhoe Park. All the proposed works are located outside of the G2 mapped land and is located in the G4 mapped land – refer to **Figure 1** below. Moreover the site is not located within the Manly landslip risk area (refer to **Figure 2**).

The proposed works include minor excavation to allow for appropriate head height the existing laundry and storage areas fronting Birkley Road. The proposed excavation includes a new 1m high retaining wall as part of the landscaping works and new tiled area which lowers the existing ground somewhat to give more level access. All of the areas of the proposed work is located well outside of the G2 lands.

The minor excavation will not impact on the site stability.

It is considered that the nature of the works does not require a preliminary assessment of site conditions and or site stability report – refer to **Schedule 11** below.



Figure 1: Schedule 1 Map C - Potential Geotechnical Landslip Hazard Areas
Subject site shown outlined in red



Figure 2: Manly landslide Risk Map
Subject site outlined in blue

Schedule 11 – Assessment

1. Site Location (Street and Position in street - above or below; Site dimensions - block shape & size):	<p>The site is located at No. 14 Birkley Road, Manly and has a legal description of SP22578. The site has an area of 467.9sqm. The rectangular shaped lot is located on the eastern side (low side) of Birkley Road as its primary frontage with a secondary street frontage to Park Avenue.</p> <p>Lot dimensions of: Northern boundary = 38.36m East and western boundary = 12.19m Southern boundary = 38.45m</p>
2. Geotechnical Area in which the site is located):	Potential Geotechnical Landslip Hazard Areas – G2 and G4
3. Proposed development (general description, including maximum	<p>General description</p> <p>Ground floor</p>

excavation depths, maximum fill depths, and proximity to existing structures):	<ul style="list-style-type: none"> excavation to allow for new laundry and storage under garage (400mm); demolish existing stairs and allow for new access stairs from pedestrian entry off Birkley Road to the yard; New central stairs from yard to first floor <p>First floor</p> <ul style="list-style-type: none"> replace existing Birkley Road fence with new sandstone base and infill panels above new garbage bin storage area demolition of existing garage and replace in the same location with a new single garage (3.4m wide x 6m long). demolition of existing dilapidated balcony/deck and replace with new slightly larger balconies fronting Birkley Road <p>Other</p> <ul style="list-style-type: none"> new retaining walls and associated drainage work; and new landscaping. <p>Proposed excavation:</p> <ul style="list-style-type: none"> 400mm of excavation to allow for appropriate clearance to the laundry and storage area under the garage. the modified tiled area with a new FFL at 32.9 lowering the existing by 370mm Extending the existing patio on the ground floor, shifting the existing retaining wall further west necessitating excavation to max 1.2m
4. Existing site: description eg. topography, slope angles (in degrees), exposures of rock and soil, existing site development, evidence of possible slope instability:	<p>Refer to survey plan</p> <p>Site falls towards the east from RL34.0 to RL30.04 across approx. 38m thus some 6 degrees (ratio of approx.. 1:9.5)</p> <p>Existing stable site conditions</p> <p>No exposed rock</p>
5. Recommendations: based on the above items, and the flowchart below that indicates the principal factor(s) considered in the assessment, it is recommended that:	<p>No geotechnical assessment required</p> <p>The minor excavation will not impact on the site stability.</p> <p>It is considered that the nature of the works does not require a preliminary assessment of site conditions and or site stability report.</p> <p>All new footings will be constructed in accordance with AS2870.</p>

Refer to flow chart below

DATE OF ASSESSMENT: 10 January 2024

ASSESSMENT BY: Annelize Kaalsen from AK Planning

Accordingly based on Checklist for Preliminary Assessment of Site Conditions under Schedule 11 of MDCP 2013, a Geotechnical Report is not required.

Kind regards



Annelize Kaalsen

CHECKLIST FOR COUNCIL'S ASSESSMENT OF SITE CONDITIONS AND NEED FOR GEOTECHNICAL REPORT IN GEOTECHNICAL CLASS B AND D

