

1A Edward Street
Willoughby, NSW 2068
Email: Annelize@akplanning.com.au
ABN 85441725687

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 ad 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.

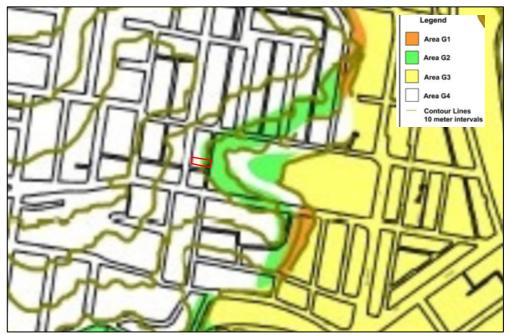


Figure 1: Schedule 1 Map C - Potential Geotechnical Landslip Hazard Areas Subject site shown outlined in red



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):	The site is located at <b>No. 14 Birkley Road</b> , <b>Manly</b> and has a legal description of <b>SP22578</b> . The site has an area of <b>467.9sqm</b> . 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.  Lot dimensions of:  Northern boundary = 38.36m  East and western boundary = 12.19m  Southern boundary = 38.45m
2.	Geotechnical Area in which the site is located):	Potential Geotechnical Landslip Hazard Areas – G2 and G4
3.		General description Ground floor

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	excavation depths, maximum fill	, , , , , , , , , , , , , , , , , , , ,
	depths, and proximity to existing	, , , , , , , , , , , , , , , , , , , ,
	structures):	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
		First floor
		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).
		<ul> <li>demolition of existing dilapidated balcony/deck and replace with</li> </ul>
		new slightly larger balconies fronting Birkley Road
		Other
		new retaining walls and associated drainage work; and
		<ul> <li>new retaining waits and associated drainage work, and</li> <li>new landscaping.</li> </ul>
		Tiew landscaping.
		Proposed excavation:
		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
		<ul> <li>Extending the existing patio on the ground floor, shifting the</li> </ul>
		existing retaining wall further west necessitating excavation to
4	Eviating oitor description	max 1.2m
4.	Existing site: description eg. topography, slope angles (in	Refer to survey plan Site falls towards the east from RL34.0 to RL30.04 across approx.
	topography, slope angles (in degrees), exposures of rock and soil,	38m thus some 6 degrees (ratio of approx 1:9.5)
	existing site development, evidence	Existing stable site conditions
	of possible slope instability:	No exposed rock
5.	Recommendations: based on the	No geotechnical assessment required
	above items, and the flowchart below	The minor excavation will not impact on the site stability.
	that indicates the principal factor(s)	It is considered that the nature of the works does not require a
	considered in the assessment, it is	preliminary assessment of site conditions and or site stability
	considered in the assessment, it is	preminary assessment of site conditions and of site stability
	recommended that:	report.  All new footings will be constructed in accordance with AS2870.

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

