

Date: 25 March 2022

No. Pages: 2

Project No.: 2022-034

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Northern Beaches Council
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Manly, NSW 1655

Preliminary Landslip Assessment for Ivanhoe Park, 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 in-situ 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 'G2 and G4' as identified within Northern Beaches (Manly) Councils, Development Control Plan 2013 – Schedule 1, Map 'C', being 'flanking slopes' between 15 and 25 degrees (G2) and 'ridge crests, major spur slopes and dissected plateau areas' with slopes less than 15 degrees.

2. Site Location:

Ivanhoe Park is located in Manly between Raglan Street, Park Avenue, Sydney Road and to the east by Manly Bowls Club and Manly Oval within gentle to steeply east dipping topography. The site contains two main structures which appear to be no longer in use, as well as landscaping. The site is roughly 126m from north to south and 117m across from east to west.

3. Proposed Development:

It is understood that the proposed works involve alterations and additions to the site which involves demolition of the former childcare centre to extend the proposed landscaping works. Further construction work is not proposed within the site and bulk excavation works are not proposed as a part of the development plan.

4. Existing Site Description:

The topography varies across the site, with terraced sandstone outcrops stepping down from the upper west side of the site as well as a drainage gully that extends through the site. Slopes vary from gentle to steeply sloping with some vertical, self-supporting sandstone outcrops. The ground levels drop from RL34.9m in the northwest corner to a low of RL10.6m at the eastern side adjacent to the neighbouring bowling green. The existing buildings comprise a two storey masonry scout building in the central portion of the site, and a single storey brick childcare centre in the eastern end of the site.

The childcare centre building has a concrete access path around the rear, south and western sides, parts of which are bounded by freestanding sandstone bedrock of the Hawksbury Formation up to approximately 2.0m in height. Parts of the sandstone bedrock contain boulders which are stable but would need to be monitored should excavation of the sandstone be undertaken. Both site buildings appeared in relatively good condition with no signs of geotechnical instability.

The remainder of the site comprised landscaped gardens with terraced sandstone bedrock outcropping and boulders visible at the surface.

5. Neighbouring Property Conditions:

The location of the site structure to be demolished is not within 20m of site boundaries.

6. Assessment:

Based on the above items and on Council's 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 | Yes (In limited parts of the site) |
| • 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 Application. However, care is required for any excavation works adjacent to the west and south sides of the existing structure to prevent dislodgement of boulders, and boundary conditions must be maintained as part of the works. It is therefore recommended that geotechnical inspection occur should the scope of works extend to excavation of the slopes in that area.

7. Date of Assessment: 11 March 2022.

8. Assessment by:



Ben Taylor
Senior Geotechnical Engineer

9. References:

- Survey Drawing – C.M.S Surveyors Pty. Ltd, Drawing No.: 17827detail, Sheet 1 of 5 – 5 of 5, Dated: 13/09/18