Prime Consulting Engineers Pty. Ltd.

GEOTECHNICAL RISK ASSESSMENT REPORT

FOR PROPOSED ALTERATIONS & ADDITIONS

AT

17 KANANGRA CRESCENT

CLONTARF, NSW, 2093

Prepared by: Prime Consulting Engineers Pty Ltd.

Ref: R-25-1238

Date: 28-Jan-25

Amendment: -

Prepared by: KK

Checked by: BG

Email: info@primeengineers.com.au
Web: www.primeengineers.com.au

Address: Level M/ 394 Lane Cove Road,
Macquarie Park, NSW, 2113

Dear Mr. Gareth & Mrs. Stephaine Faulker,

Re: **Geotechnical Report – Proposed alterations & additions at 17 Kanangra Crescent, Clontarf, NSW, 2093**

Introduction

Prime Consulting Engineers has been engaged by Mr. Gareth & Mrs. Stephaine Faulker to prepare a Geotechnical Report for proposed alterations & addition at 17 Kanangra Crescent, Clontarf NSW, 2093.

Site Geology

The underlying site geology consists of Wianamatta group Hawkesbury Sandstone. This is a Mesozoic era sandstone containing medium to coarse-grained quartz sandstone with very minor shale and laminate lenses. Refer to 1:100000 Sydney geologic mapping for more details (available via references).

From the observations from the site inspection, it was deemed unnecessary to perform any extra/special investigation of the underlying site geology.

Figure 1: 1:100000 Sydney Geologic Mapping

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WIANAMATTA GROUP

Rwb	Shale, carbonaceous claystone, laminite, fine to medium-grained lithic sandstone, rare coal.
Rwm	Fine to medium-grained lithic sandstone.
Rwa	Black to dark-grey shale and laminite.
Rm	Interbedded shale, laminite, and medium-grained quartz sandstone.
Rh	Medium to coarse-grained quartz sandstone, very minor shale and laminite lenses.
Rhs	Shale, laminite.

Preliminary Assessment

Checklist for assessment:

1.0 Landslip Risk Class:

As per Manly DCP 2013, Map C, the given property falls under potential geotechnical landslip hazard area zone G2.

Landslip Risk class zone **'G2'.**

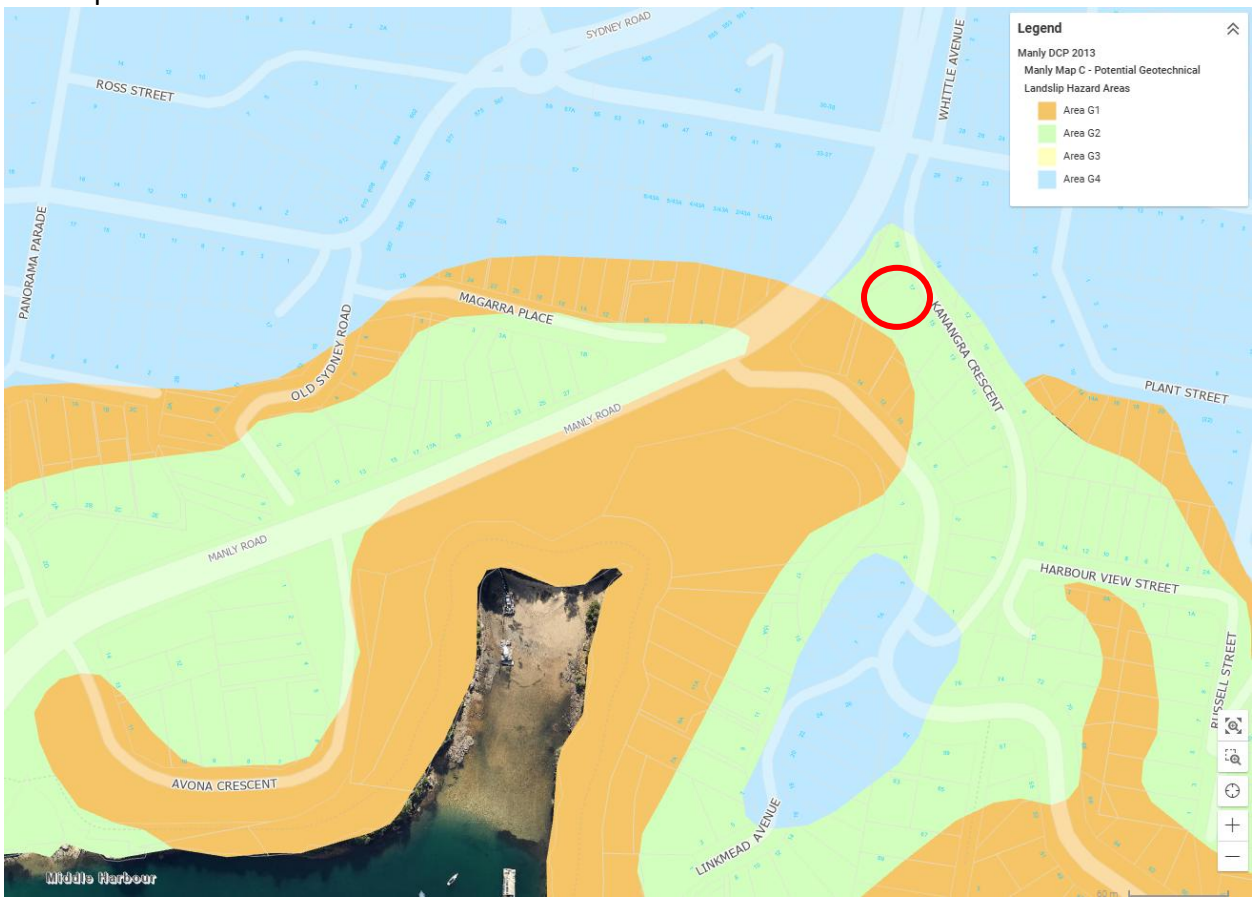

Figure 2: Land slip risk map for 6 Abernethy St, Seaforth (site location marked in red)

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Note

Zone	Description	Slope_Angle	Council_Require
G1	Steeper slopes, generally near coastal or harbourside areas	>25 deg	Geotechnical assessment is required
G2	Flanking slopes	15 to 25 deg	Geotechnical assessment may be required
G3	Beach foredune and alluvial flats	<5 deg	Should follow good engineering practice
G4	Ridge crests, major spur slopes and dissected plateau areas	<15 deg	Geotechnical assessment may be required

2.0 Site Location

The property is bounded by Kanangra Crescent in the northern boundary and neighboring property at 15 Kanangra Crescent on eastern side and 19 Kanangra Crescent on western side, and 14 Heaton Avenue in southern boundary with site sloping towards Heaton Avenue at the back. Council Landslide risk map (Figure 2) places the property in land-slip risk zone 'G2' (slope 15-25deg) – refer to figure 2.

3.0 Proposed Development

The proposed alteration and addition includes the construction of a ground floor Terrace with slab on ground foundation and addition of timber deck Terrace on level above. The plan also encompasses the excavation of existing ground to facilitate the building of new swimming pool area on first floor, as show on the architectural details prepared by JAH Design refer Appendix 'C'.

Terrace works include minor excavation for footing systems to be founded on underlying rock. The proposed swimming pool is to be located on the north-western side of the existing building with max depth of 1.8m. with coping level at 68.70m AHD on existing average ground level of 68.53m AHD.

4.0 Existing Site Description

- The slope from front to the rear of the property varies and is moderate-high (ranging 15 to 25 degree) with rock outcrop on few locations.
- Topsoil profile is residual clay overlaying sandstone, removal of unconsolidated topsoil and depending on the depth to the rock layer, piering the structural footing would be required.
- No evidence of particularly high risk/hazard zones (unstable slip zones) across the entirety of the site.

Please refer to Appendix A for the photographic record.

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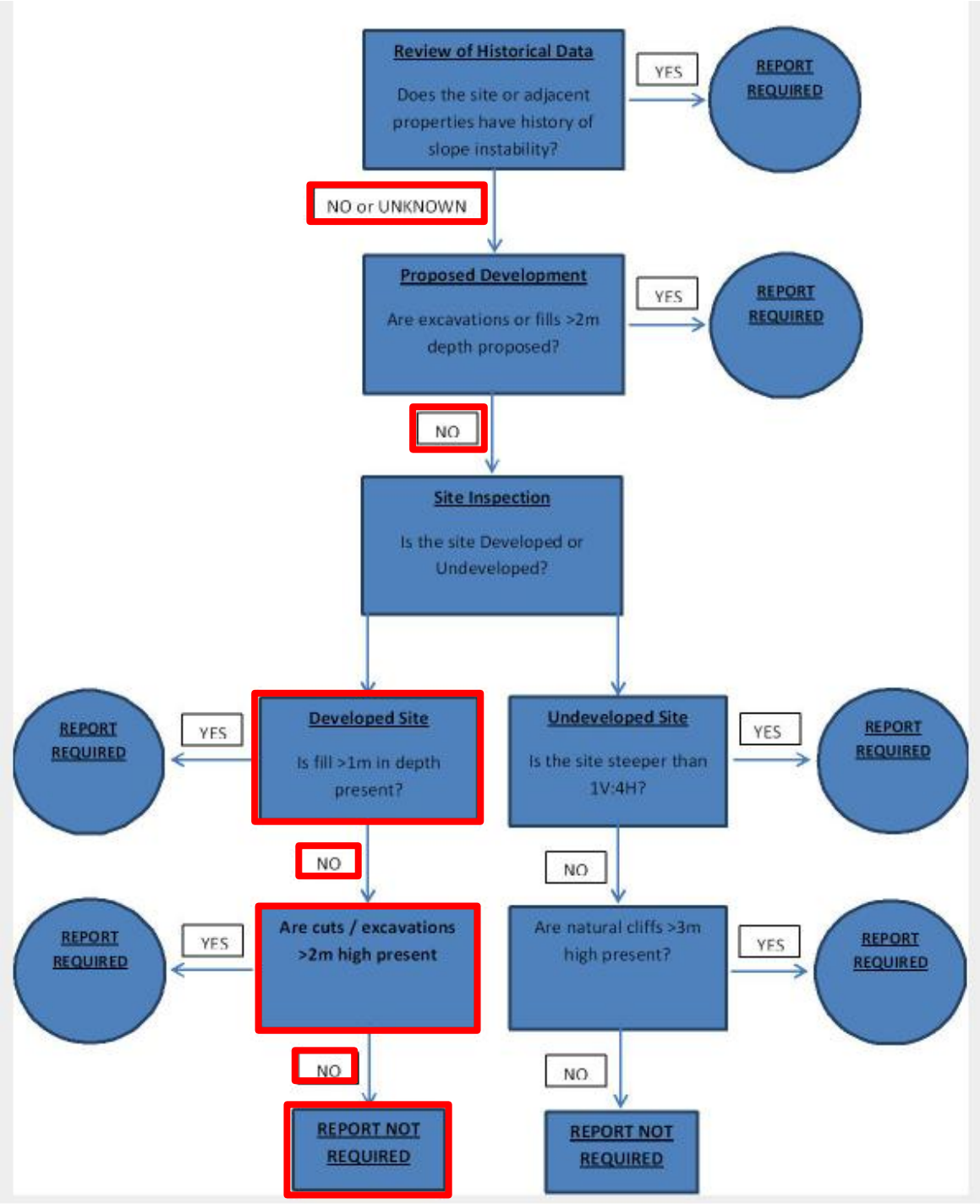
5.0 Recommendations

Based on the above items, and the attached flowchart that indicates the principal factors considered in the assessment, it is suggested that Geotechnical assessment is not required.



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6.0 Date of Assessment

Date: 28-Jan-25

7.0 Assessment By:

Bijaya Giri
MIEAust, CPEng NER

Conclusions

From evidence obtained, as well as assessment of existing geological data for the site, it has been determined that the proposed works will not adversely affect the geotechnical stability of the site.
Provided all recommendations above are adhered to, the construction works will be completed following good geotechnical and structural engineering practice.
The development will not cause detrimental impacts because of stormwater discharge from the land and will not cause detrimental impact on the existing subsurface flow conditions including those of other properties.

It is understood that a geotechnical report is not required for the proposed development. However, PCE recommends that a Geotechnical Engineer is engaged during the construction process which includes excavation next to existing buildings, such that they can monitor and evaluate the ground conditions in real time. This will allow for immediate adjustment to construction practices as necessary, mitigating potential risk related to soil stability and structural integrity of existing buildings.

Your faithfully,
Bijaya Giri
MIEAust, CPEng NER

Signature:

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Web: www.primeengineers.com.au

References

1. NSW Government
   https://www.regional.nsw.gov.au/meg/geoscience/products-and-data/maps/geological-maps

   https://search.geoscience.nsw.gov.au/product/135

2. Manly DCP Schedules
   https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Pages/Plan/Book.aspx?exhibit=MDCP

3. Google Maps

4. Northern Beaches Interactive Map
   https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=470704

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APPENDIX A

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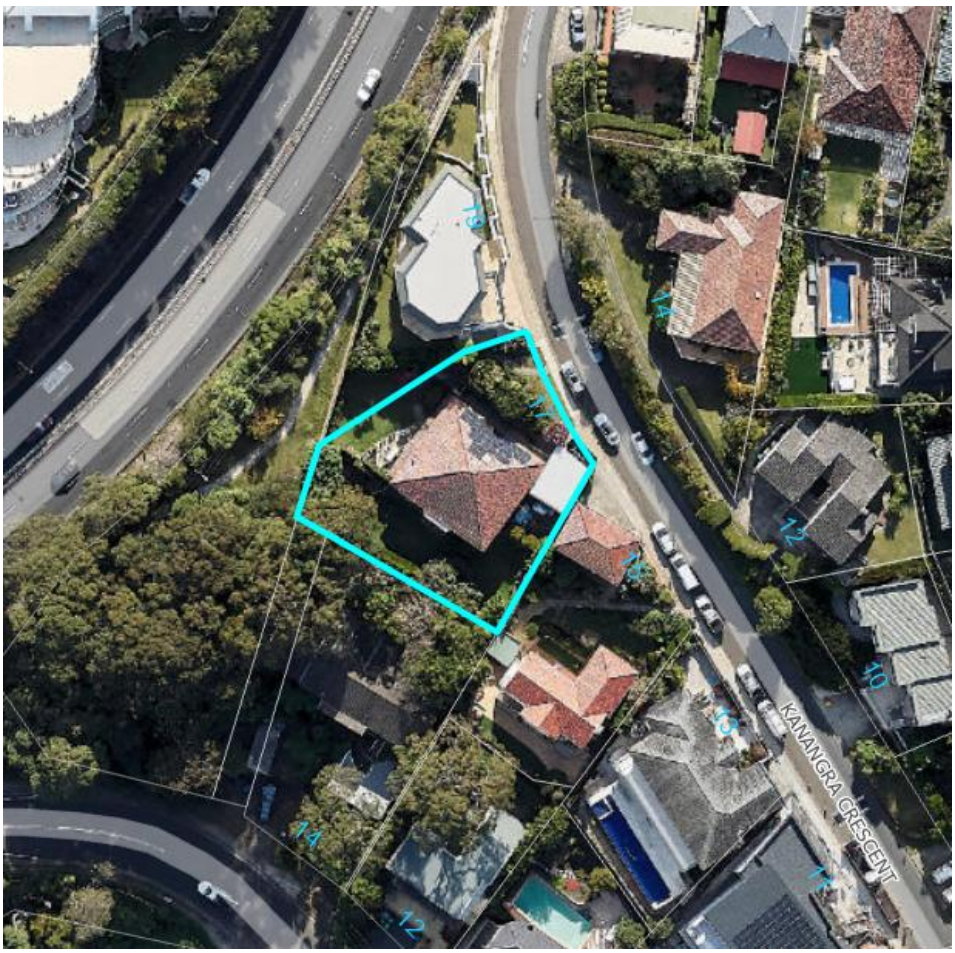
IMAGE	Comments
	- Site location - Source:- (Northern Beaches Interactive Map)

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	- Street view of the property - No changes proposed.
 	- Front of the property - Location for swimming pool.

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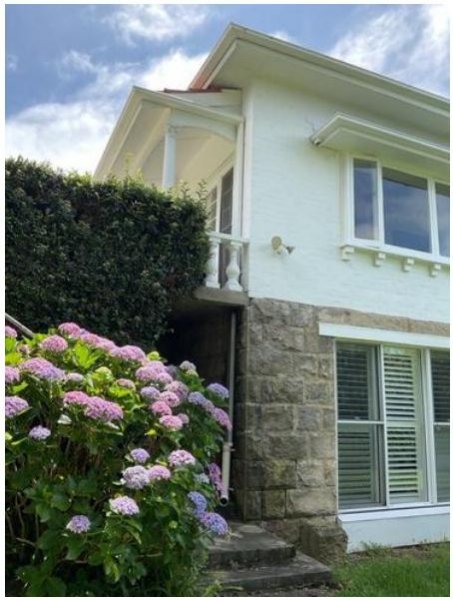
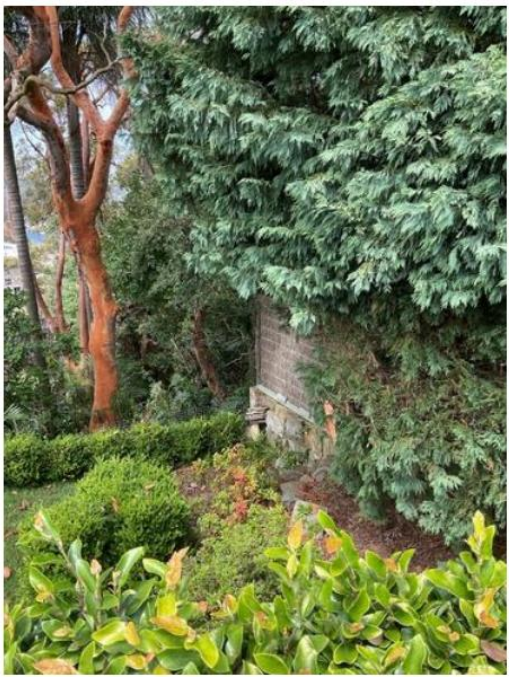



- Side of the property.
- Location for Terrace.



- Rear of the Property.

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APPENDIX B

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Risk Mitigation Practice

Some Guidelines for Hillside Construction

Advice:

Geotechnical Assessment: Obtain advice from a qualified, experienced geotechnical practitioner at early stage of planning and before site works.

Planning:

Site Planning:

Having obtained geotechnical advice, plan the development with the risk arising from the identified hazards and consequences in mind.

Design & Construction:

House Design:

- Use flexible structures which incorporate properly designed brickwork, timber or steel frames, timber or panel cladding.
- Consider use of split levels.
- Use decks for recreational areas where appropriate.

Site Clearing:

Retain natural vegetation wherever practicable.

Access & Driveways:

- Satisfy requirements below for cuts, fills, retaining walls and drainage. Council specifications for grades may need to be modified.
- Driveways and parking areas may need to be fully supported on piers

Earthworks:

Retain natural contours wherever possible

Cuts:

- Minimise depth.
- Support with engineered retaining walls or batter to appropriate slope.
- Provide drainage measures and erosion control.

Fills:

- Minimise depth.
- Strip vegetation and topsoil and key into natural slopes prior to filling.
- Use clean fill materials and compact to engineering standards.
- Batter to appropriate slope or support with engineered retaining wall.
- Provide surface drainage and appropriate subsurface drainage.

Rock Outcrops & Boulders:

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Remove or stabilise boulders which may have unacceptable risk. Support rock faces where necessary.

Retaining walls:

- Engineer design to resist applied soil and water forces.
- Found on rock where practicable.
- Provide subsurface drainage within wall backfill and surface drainage on slope above.
- Construct wall as soon as possible after cut/fill operation.

Footings:

- Found within rock where practicable.
- Use rows of piers or strip footings oriented up and down slope.
- Design for lateral creep pressures if necessary.
- Backfill footing excavations to exclude ingress of surface water.

Swimming Pools:

- Engineer designed.
- Support on piers to rock where practicable.
- Provide with under-drainage and gravity drain outlet where practicable.
- Design for high soil pressures which may develop on uphill side whilst there may be little or no lateral support on downhill side.

Drainage:

Surface:

- Provide at tops of cut and fill slopes.
- Discharge to street drainage or natural water courses.
- Provide general falls to prevent blockage by siltation and incorporate silt traps.
- Line to minimise infiltration and make flexible where possible.
- Special structures to dissipate energy at changes of slope and/or direction.

Sub-Surface:

- Provide filter around subsurface drain.
- Provide drain behind retaining walls.
- Use flexible pipelines with access for maintenance.
- Prevent inflow of surface water.

Septic & Sullage:

- Usually requires pump-out or mains sewer systems; absorption trenches may be possible in some areas if risk is acceptable.
- Storage tanks should be water-tight and adequately founded.

Erosion Control & Landscaping:

- Control erosion as this may lead to instability.

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- Revegetate cleared area.

Drawing and site visits during construction:

Drawings:

- Building Application drawings should be viewed by geotechnical consultant.

Site Visits:

- Site Visits by consultant may be appropriate during construction.

Inspection and maintenance by owner:

Owner's Responsibility:

- Clean drainage systems; repair broken joints in drains and leaks in supply pipes.
- Where structural distress is evident see advice.
- If seepage observed, determine causes or seek advice on consequences.

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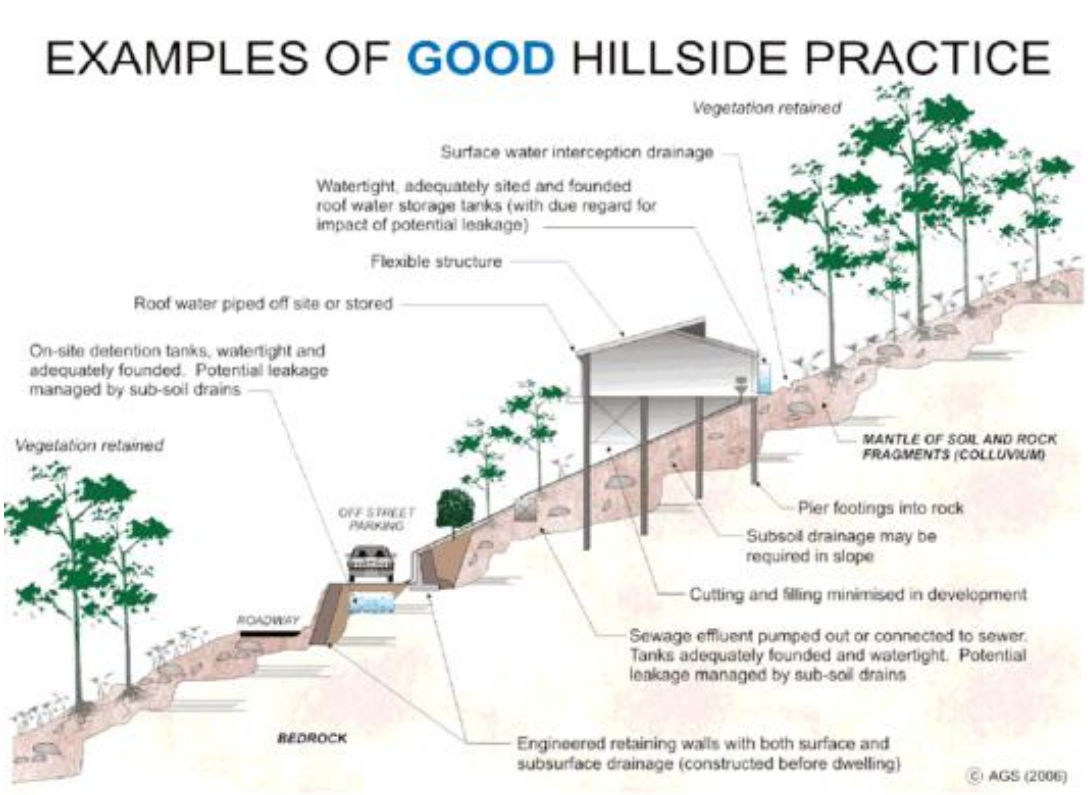

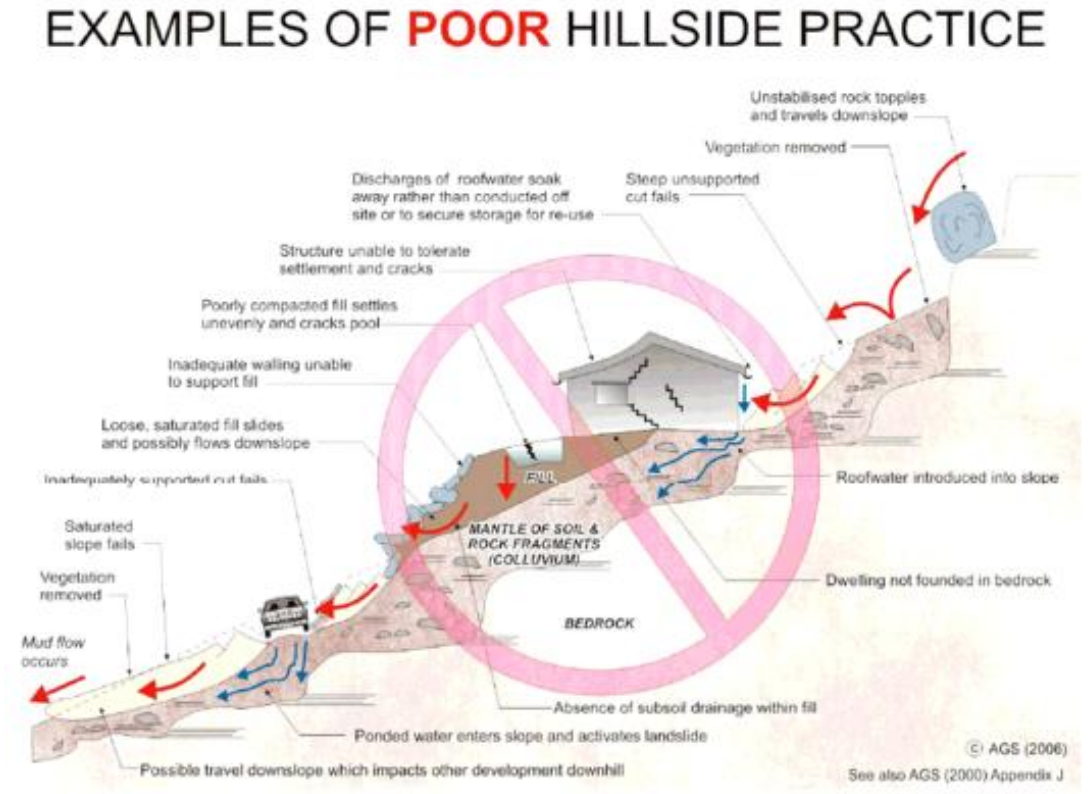

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APPENDIX C

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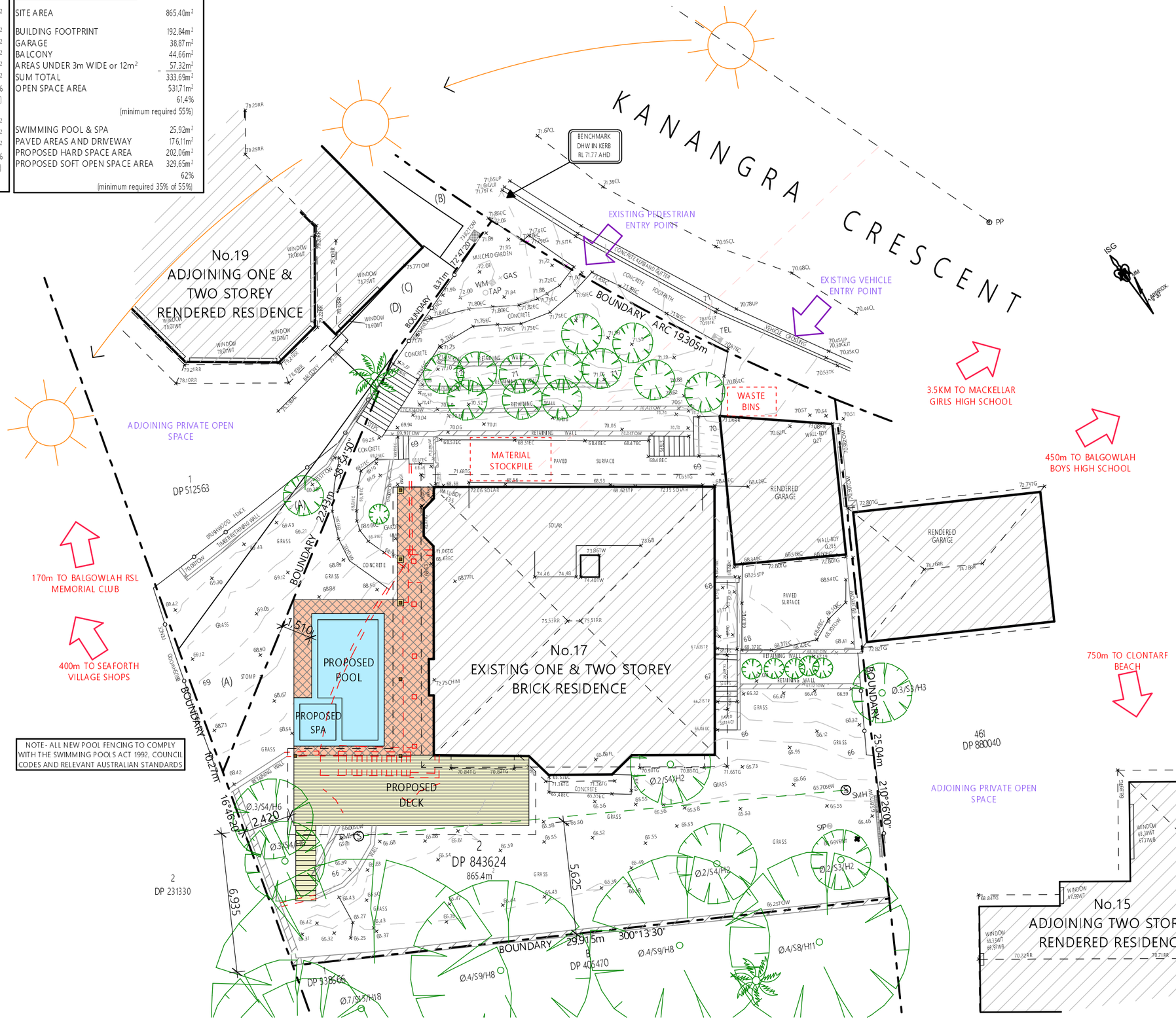
SITE RATIO'S - EXISTING:

SITE AREA	865.40m²
BUILDING FOOTPRINT	192.84m²
GARAGE	38.87m²
AREAS UNDER 3m WIDE or 12m²	26.40m²
SUM TOTAL	258.11m²
OPEN SPACE AREA	607.29m²
	70.2%
	(minimum required 55%)
PAVED AREAS AND DRIVEWAY	164.65m²
PROPOSED HARD SPACE AREA	164.65m²
PROPOSED SOFT OPEN SPACE AREA	442.64m²
	72.8%
	(minimum required 35% of 55%)

SITE RATIO'S - PROPOSED:

SITE AREA	865.40m²
BUILDING FOOTPRINT	192.84m²
GARAGE	38.87m²
BALCONY	44.66m²
AREAS UNDER 3m WIDE or 12m²	57.32m²
SUM TOTAL	333.69m²
OPEN SPACE AREA	531.71m²
	61.4%
	(minimum required 55%)
SWIMMING POOL & SPA	25.92m²
PAVED AREAS AND DRIVEWAY	176.11m²
PROPOSED HARD SPACE AREA	202.06m²
PROPOSED SOFT OPEN SPACE AREA	329.65m²
	62%
	(minimum required 35% of 55%)



1 SITE PLAN 1:200

& SITE ANALYSIS / ENVIRONMENTAL SITE MANAGEMENT

NOTES

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Finished ground levels on the plan are subject to site conditions.

Do not scale from drawings. Use figured dimensions only and report any discrepancies to the designer prior to commencement.

All figured dimensions to be checked on site.

BASIX INFORMATION REQUIREMENTS:

WATER COMMITMENTS:

Alternative Water:	A minimum of a 1,378.13 Litre rainwater tank shall be installed to collect runoff from at least 46m² of roof and connected to a tap within 10m of the pool edge.
Swimming pool:	Maximum size pool shall be 22 kilolitres. It must have a pool pump timer, pool cover and have an electric heat pump heating system.
Spa:	Maximum size spa shall be 1.8 kilolitres. It must have a spa pump timer, spa cover and have an electric heat pump heating system.

GLAZED DOORS:

All door numbers shown on the door schedule correspond to matching door numbers shown in the Basix certificate.

Sizes:	The total area of glazing for each door shall be no greater than that shown on the Basix certificate
Shading devices:	Shading devices shall be installed in accordance with the Basix certificate
Frames and glazing:	Frame and glazing types shall meet the requirements of the Basix certificate

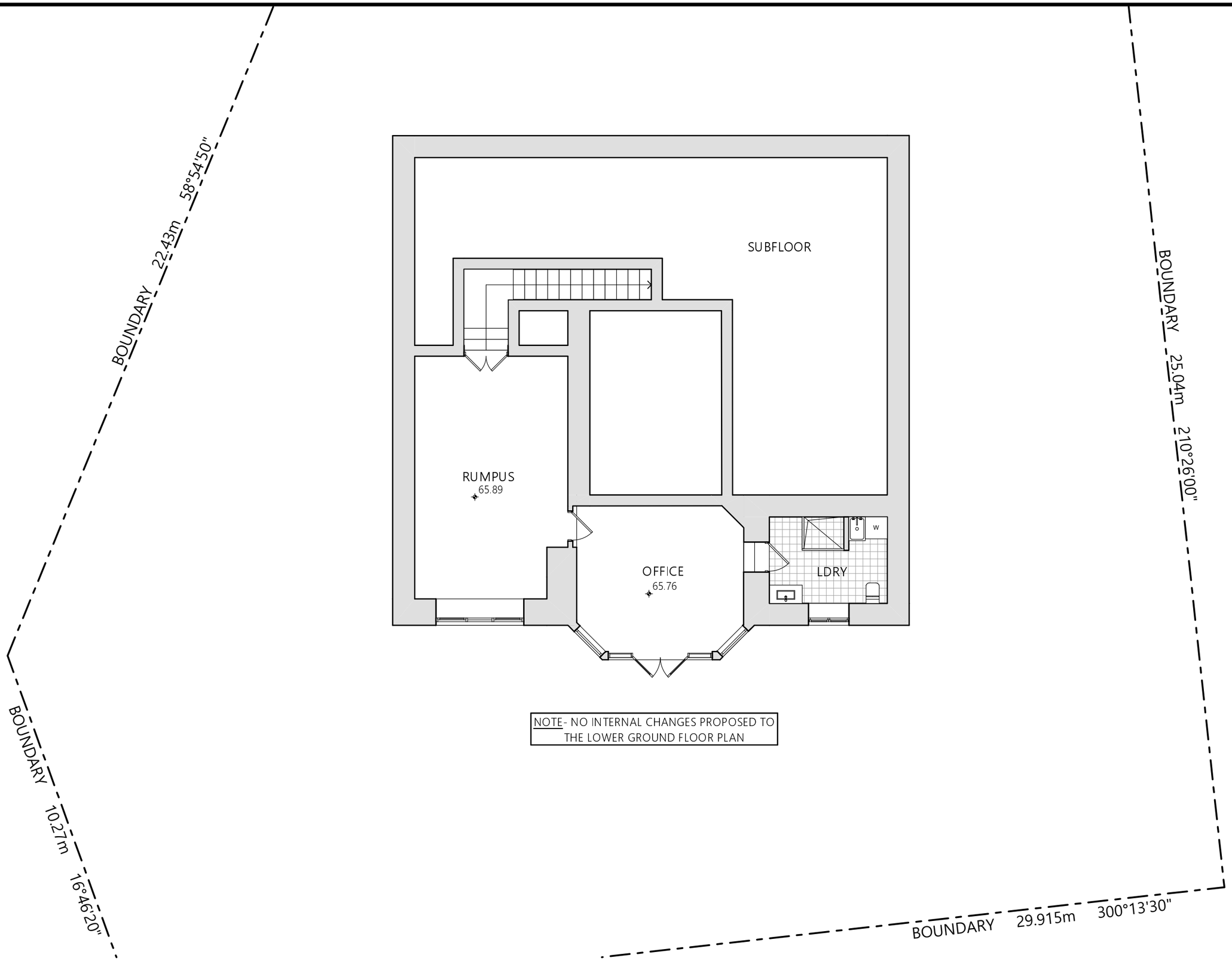
Client
MR + MRS FAULKNER

Project Name
PROPOSED ALTERATIONS + ADDITIONS
17 KANANGRA CRESCENT
LOT 2, DP 843624
CLONTARF NSW 2093

JAH DESIGN SERVICES
ABN 22 630 690 834
SUITE 106, 13B NARABANG WAY, BELROSE NSW 2085
PH. 0410 410 064 EMAIL julie@jahdesigns.com.au

Drawing Title:
SITE PLAN

Scale: 1:200 @ A3	Date: DECEMBER 2024
Status: DA submission	Checked By: JAH
Project No: 2414	Drawing No.: DA01
Plot Date: 24/01/2025	



NOTE- NO INTERNAL CHANGES PROPOSED TO THE LOWER GROUND FLOOR PLAN

1 EXISTING LOWER GROUND FLOOR PLAN 1:100

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Project North

Client
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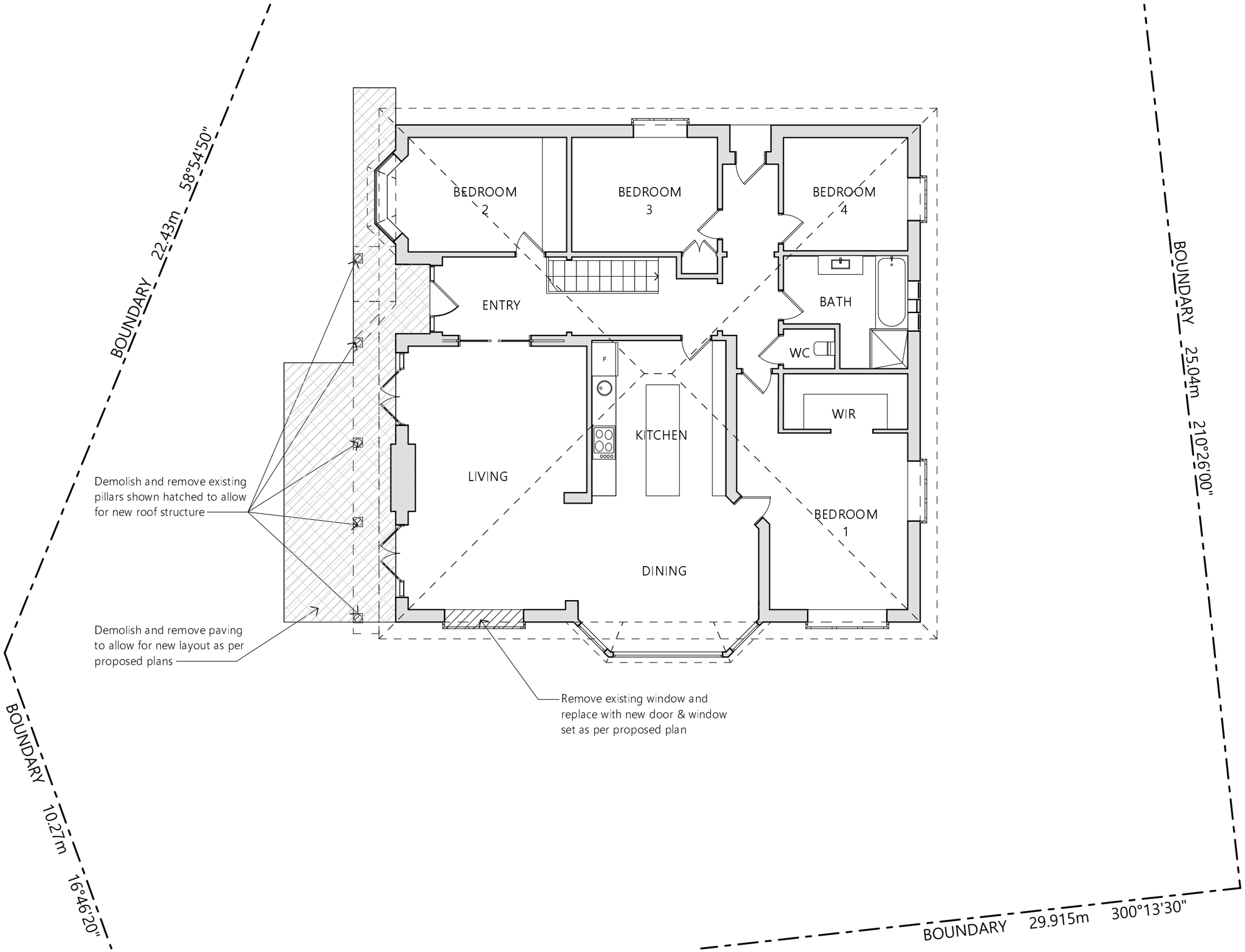
JAH DESIGN SERVICES
ABN 22 630 690 834
SUITE 106, 13B NARABANG WAY, BELROSE NSW 2085
PH. 0410 410 064 EMAIL julie@jahdesigns.com.au

Drawing Title:
EXIST. LOWER GROUND FLOOR

Scale: 1:100 @ A3	Date: DECEMBER 2024
Status: DA submission	Checked By: JAH
Project No: 2414	Drawing No.: DA02
Plot Date: 24/01/2025	



1 EXISTING UPPER GROUND FLOOR PLAN 1:100

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MR + MRS FAULKNER

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PROPOSED ALTERATIONS + ADDITIONS
17 KANANGRA CRESCENT
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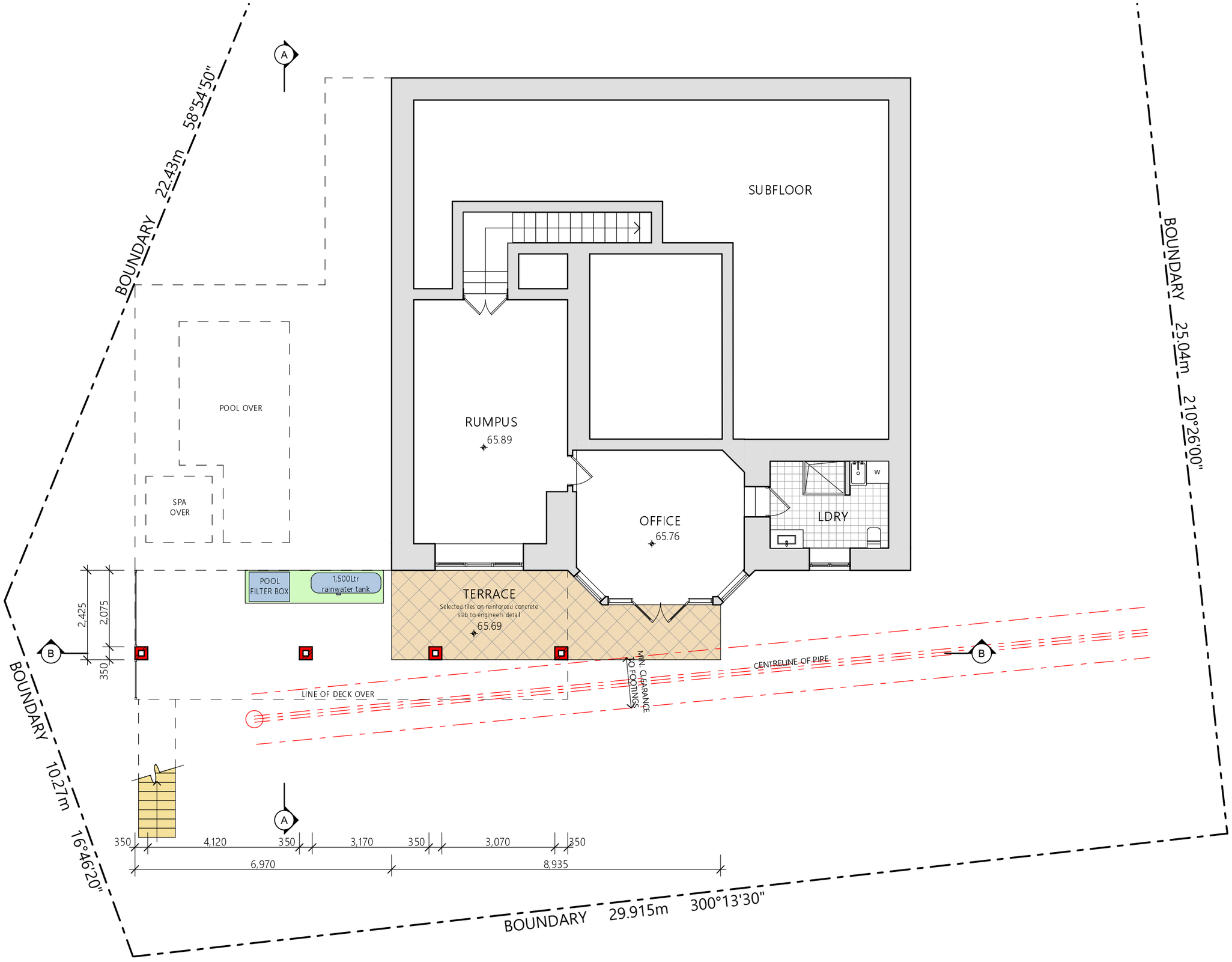
ABN 22 630 690 834
SUITE 106, 13B NARABANG WAY, BELROSE NSW 2085
PH. 0410 410 064 EMAIL julie@jahdesigns.com.au

Drawing Title:
EXISTING UPPER FLOOR PLAN

Scale: 1:100 @ A3	Date: DECEMBER 2024
Status: DA submission	Checked By: JAH
Project No: 2414	Drawing No.: DA03
Plot Date: 24/01/2025	



1 PROPOSED LOWER GROUND FLOOR PLAN 1:100

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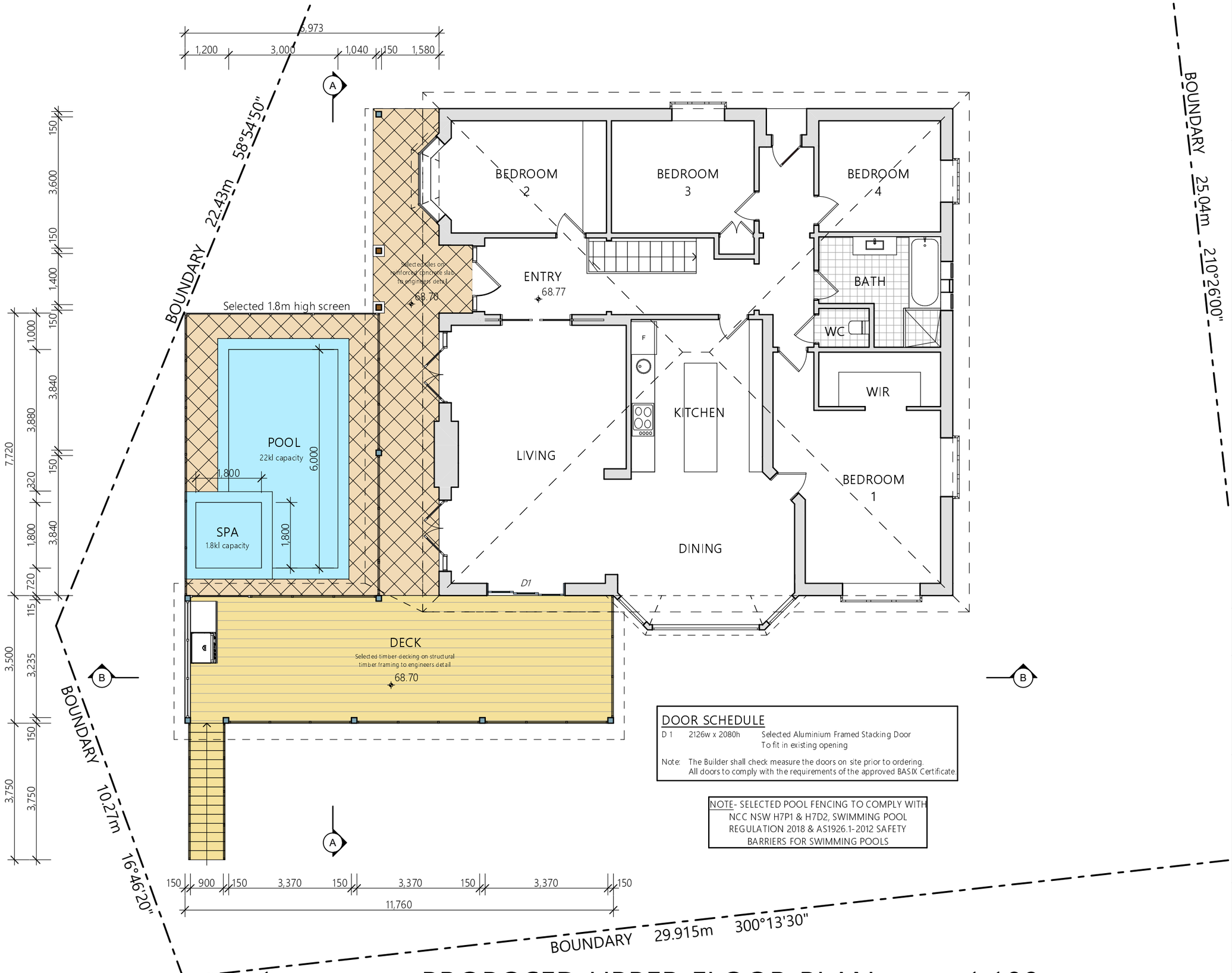
JAH DESIGN SERVICES
ABN 22 630 690 834
SUITE 106, 13B NARABANG WAY, BELROSE NSW 2085
PH. 0410 410 064 EMAIL julie@jahdesigns.com.au

Drawing Title:
PROP. LOWER GROUND FLOOR

Scale: 1:100 @ A3	Date: DECEMBER 2024
Status: DA submission	Checked By: JAH
Project No: 2414	Drawing No.: DA04
Plot Date: 24/01/2025	



DOOR SCHEDULE

D 1	2126w x 2080h	Selected Aluminium Framed Stacking Door To fit in existing opening	

Note: The Builder shall check measure the doors on site prior to ordering.
All doors to comply with the requirements of the approved BASIX Certificate.

NOTE- SELECTED POOL FENCING TO COMPLY WITH NCC NSW H7P1 & H7D2, SWIMMING POOL REGULATION 2018 & AS1926.1-2012 SAFETY BARRIERS FOR SWIMMING POOLS

1 PROPOSED UPPER FLOOR PLAN 1:100

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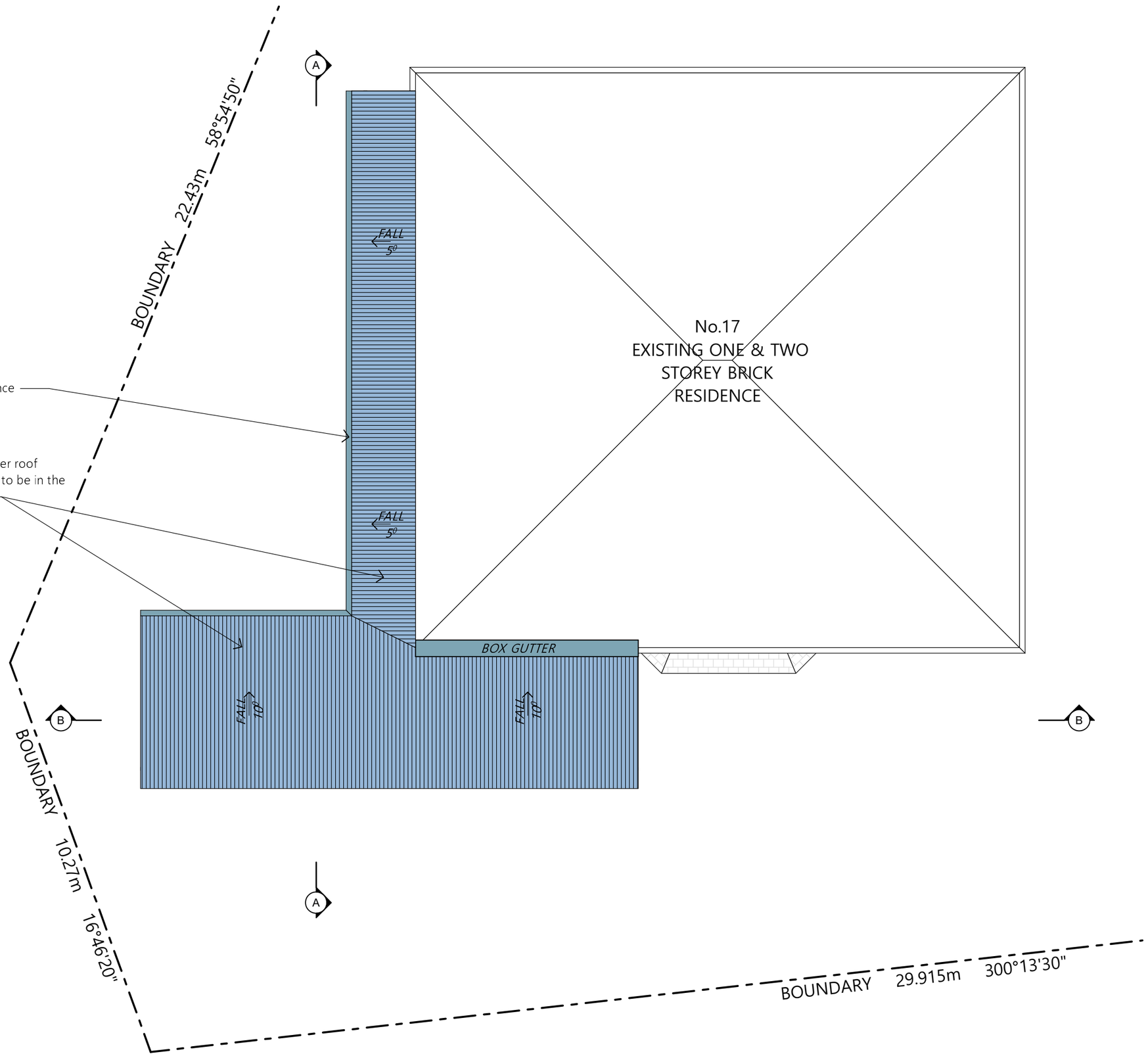
Drawing Title:
PROPOSED UPPER FLOOR PLAN

Scale: 1:100 @ A3	Date: DECEMBER 2024
Status: DA submission	Checked By: JAH
Project No: 2414	Drawing No.: DA05
Plot Date: 24/01/2025	



1 PROPOSED FIRST FLOOR PLAN 1:100

NOTES

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N

Project North

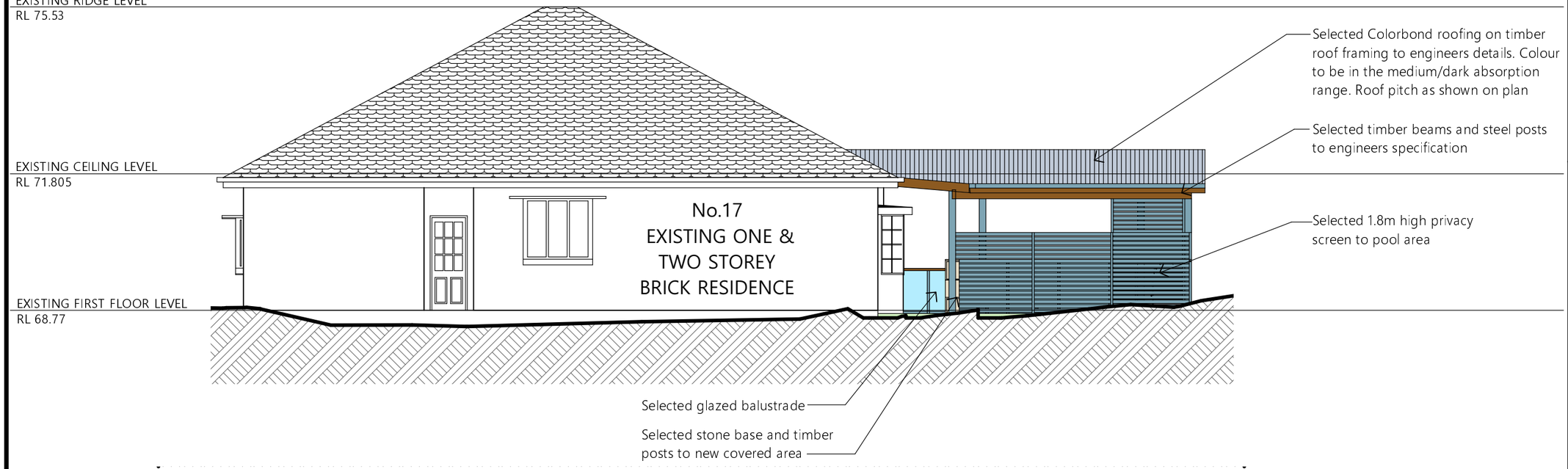
Client
MR + MRS FAULKNER

Project Name
PROPOSED ALTERATIONS + ADDITIONS
17 KANANGRA CRESCENT
LOT 2, DP 843624
CLONTARF NSW 2093

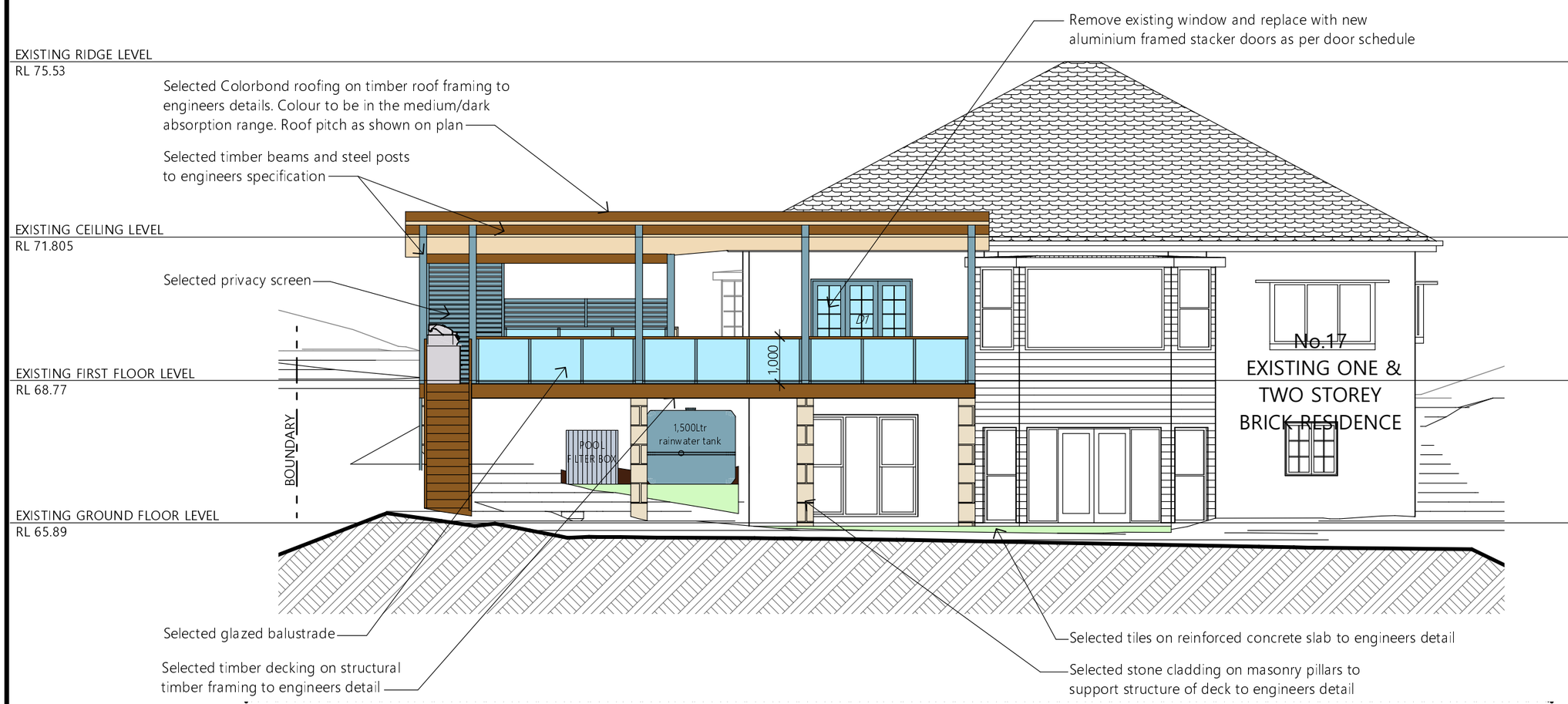
JAH DESIGN SERVICES
ABN 22 630 690 834
SUITE 106, 13B NARABANG WAY, BELROSE NSW 2085
PH. 0410 410 064 EMAIL julie@jahdesigns.com.au

Drawing Title:
ROOF PLAN

Scale: 1:100 @ A3	Date: DECEMBER 2024
Status: DA submission	Checked By: JAH
Project No: 2414	Drawing No.: DA06
Plot Date: 24/01/2025	



1 NORTH ELEVATION 1:100



2 SOUTH ELEVATION 1:100

NOTES

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17 KANANGRA CRESCENT
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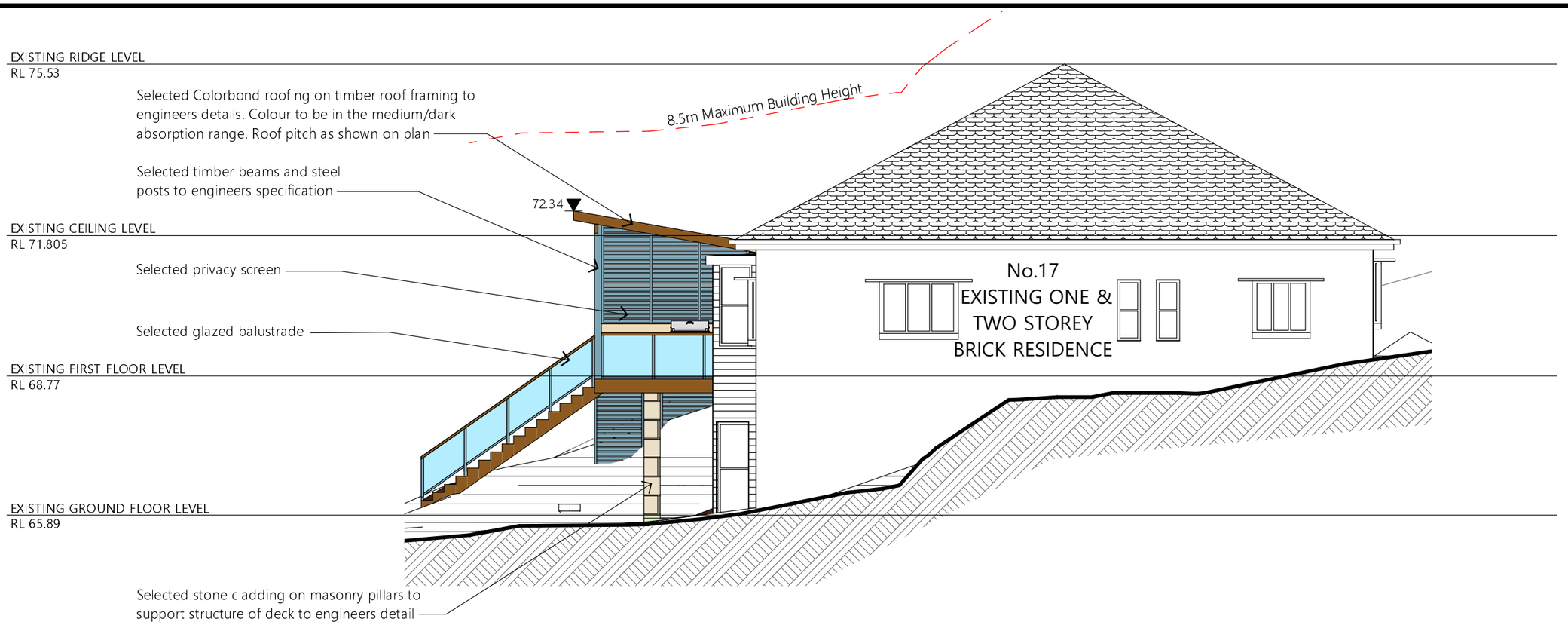
CLONTARF NSW 2093

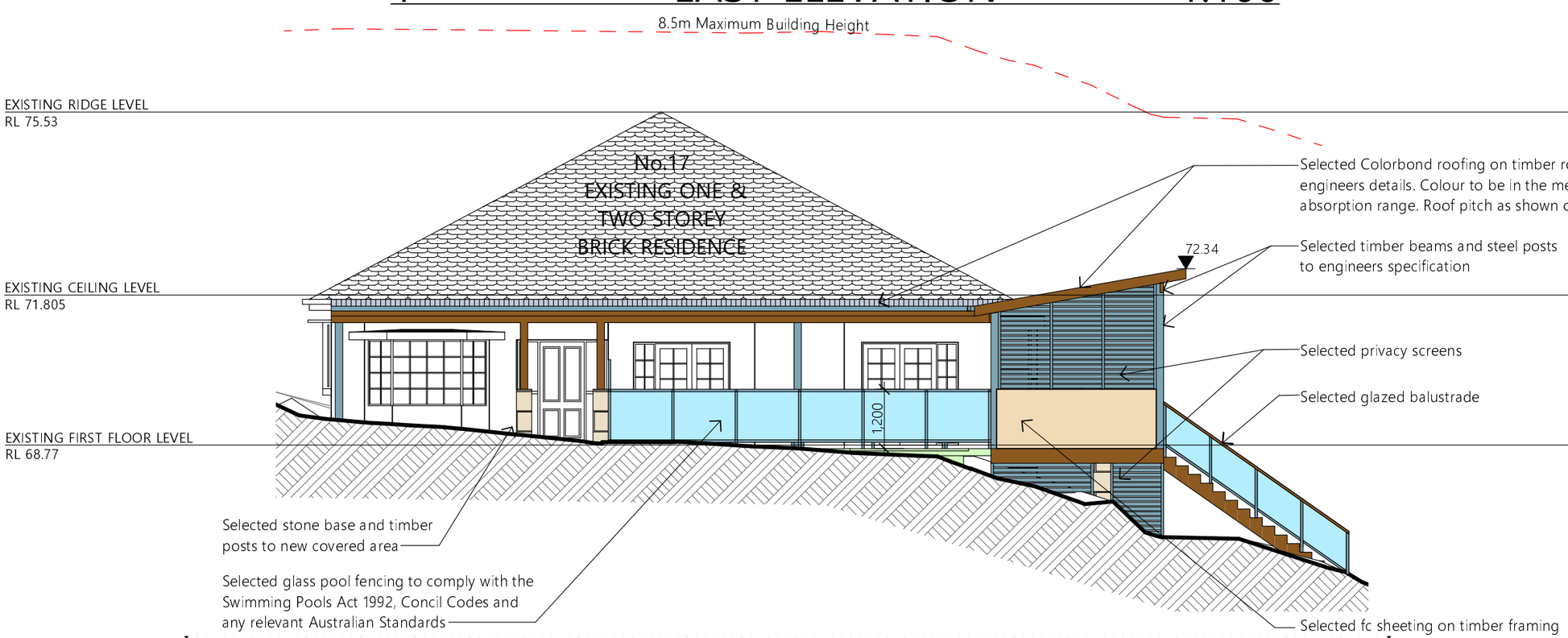
JAH DESIGN SERVICES
ABN 22 630 690 834
SUITE 106, 13B NARABANG WAY, BELROSE NSW 2085
PH. 0410 410 064 EMAIL julie@jahdesigns.com.au

Drawing Title:
NORTH & SOUTH ELEVATIONS

Scale: 1:100 @ A3	Date: DECEMBER 2024
Status: DA submission	Checked By: JAH
Project No: 2414	Drawing No.: DA07
Plot Date: 24/01/2025	



1 EAST ELEVATION 1:100



2 WEST ELEVATION 1:100

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Project Name
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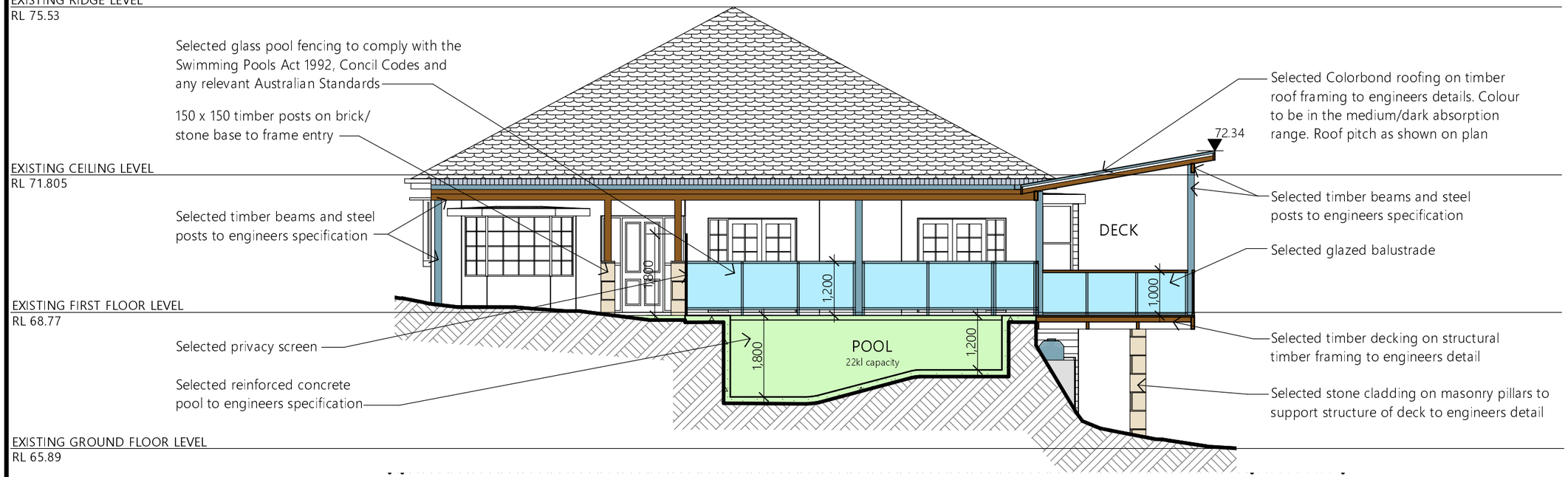
CLONTARF NSW 2093

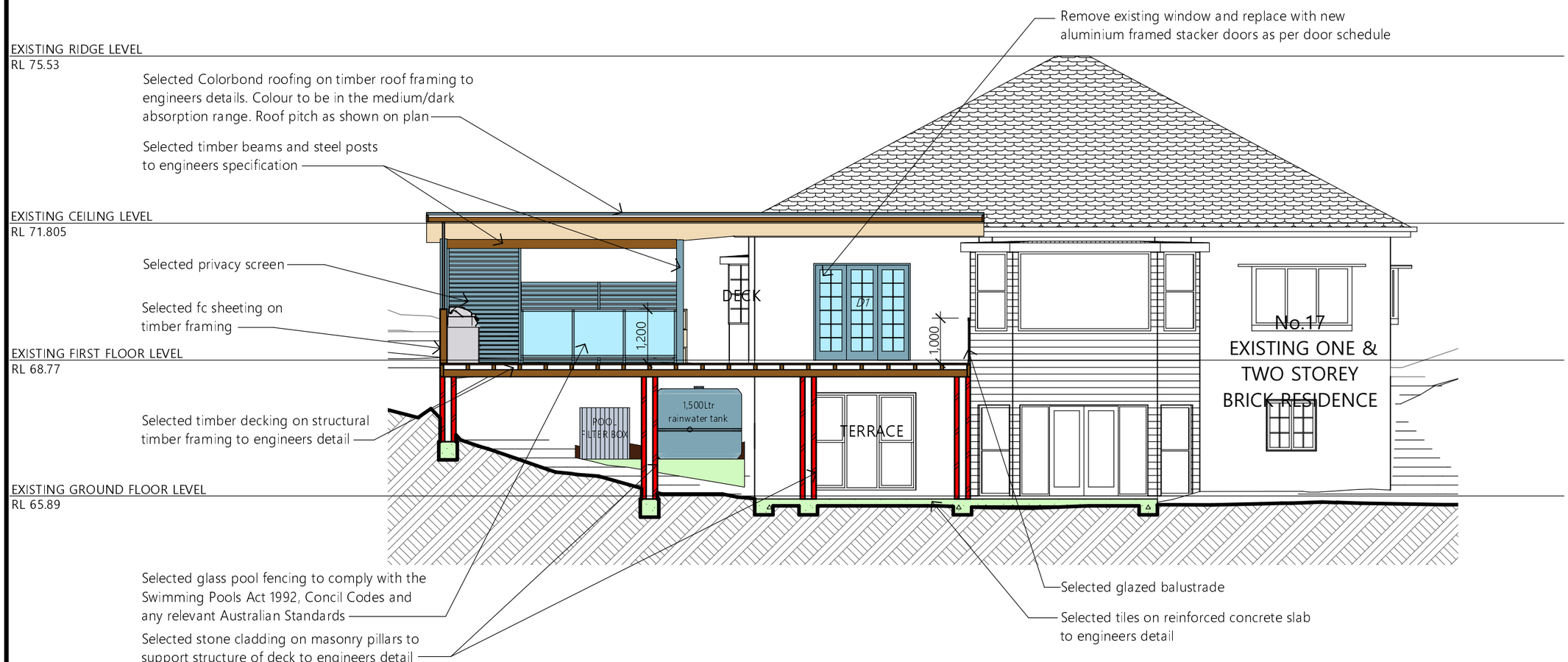
JAH DESIGN SERVICES
ABN 22 630 690 834
SUITE 106, 13B NARABANG WAY, BELROSE NSW 2085
PH. 0410 410 064 EMAIL julie@jahdesigns.com.au

Drawing Title:
EAST & WEST ELEVATIONS

Scale: 1:100 @ A3	Date: DECEMBER 2024
Status: DA submission	Checked By: JAH
Project No: 2414	Drawing No.: DA08
Plot Date: 24/01/2025	



1 SECTION A-A 1:100



2 SECTION B-B 1:100

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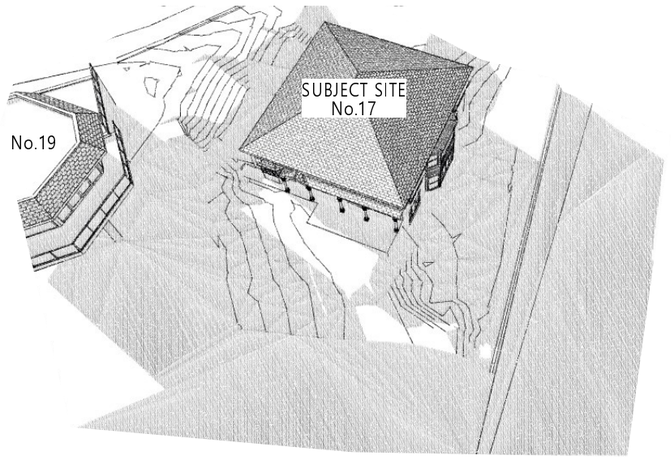
Project Name
PROPOSED ALTERATIONS + ADDITIONS
17 KANANGRA CRESCENT
LOT 2, DP 843624
CLONTARF NSW 2093

JAH DESIGN SERVICES
ABN 22 630 690 834
SUITE 106, 13B NARABANG WAY, BELROSE NSW 2085
PH. 0410 410 064 EMAIL julie@jahdesigns.com.au

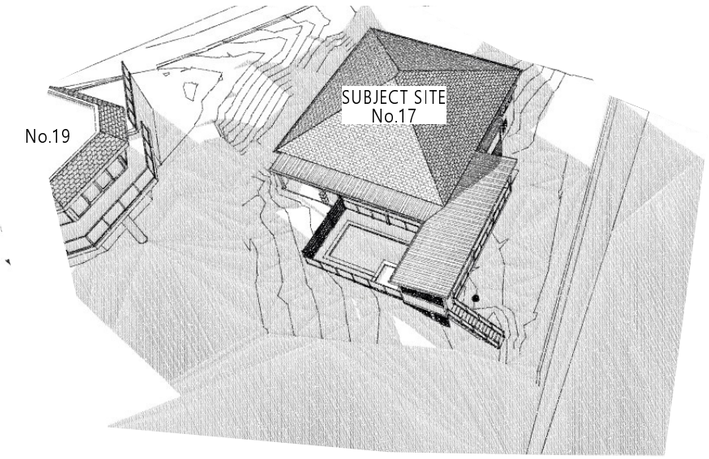
Drawing Title:
SECTIONS

Scale: 1:100 @ A3	Date: DECEMBER 2024
Status: DA submission	Checked By: JAH
Project No: 2414	Drawing No.: DA09
Plot Date: 24/01/2025	

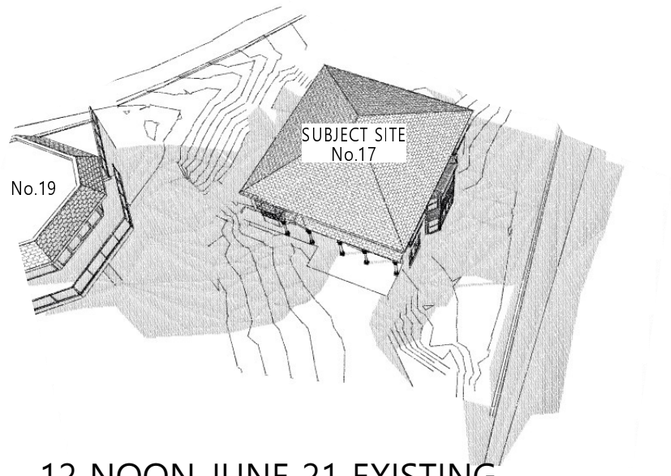


9AM JUNE 21 EXISTING

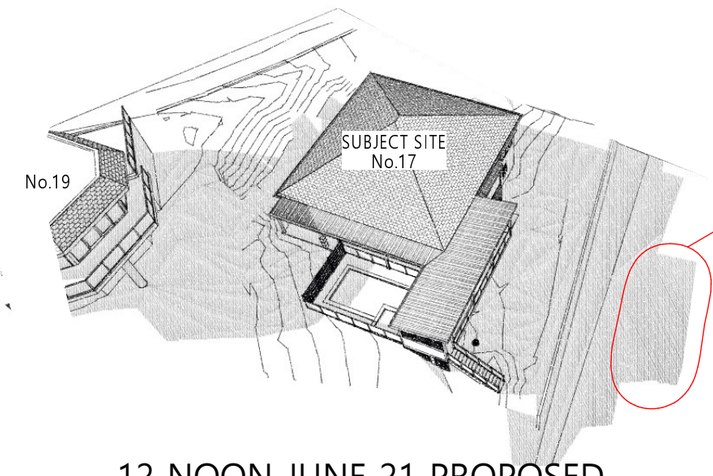
NO ADDITIONAL SHADOW CREATED
ON ADJOINING PROPERTIES AT 9AM



9AM JUNE 21 PROPOSED



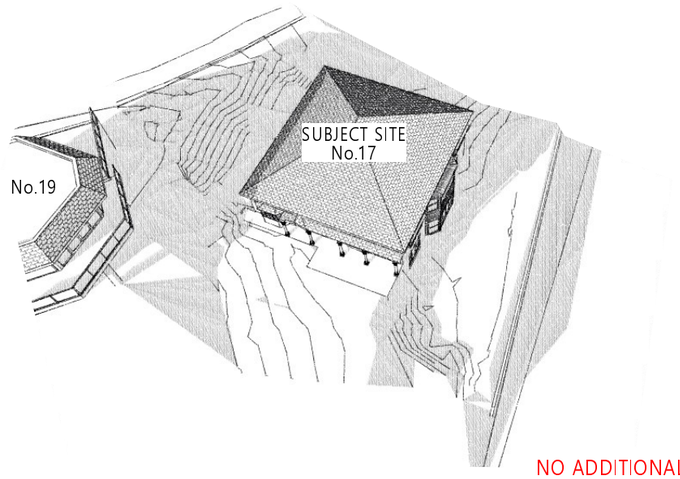
12 NOON JUNE 21 EXISTING



ADDITIONAL
SHADOW ON
REAR YARD OF 14
HEATON AVENUE

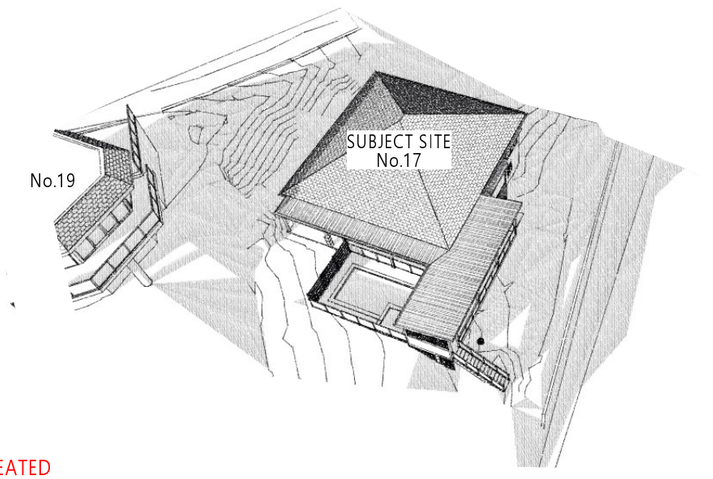
12 NOON JUNE 21 PROPOSED

NOTE- LANDSCAPING FEATURES ARE NOT INDICATED ON THIS DIAGRAM. THE EXISTING TREES WOULD FULLY SHADE THIS ENTIRE AREA WITHOUT THE PROPOSED ADDITION



3PM JUNE 21 EXISTING

NO ADDITIONAL SHADOW CREATED
ON ADJOINING PROPERTIES AT 3PM



3PM JUNE 21 PROPOSED

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Drawing Title:
SHADOW DIAGRAMS

Scale:	Date: DECEMBER 2024
Status: DA submission	Checked By: JAH
Project No: 2414	Drawing No.: DA10
Plot Date: 24/01/2025	