

Storm Peaks Pty Ltd  
C/- Robert Ursino Design Pty Ltd  
46/99 Moore Street  
LEICHARDT NSW 2040

11<sup>th</sup> April 2025

**RE: NBC REQUEST FOR ADDITIONAL INFORMATION**  
**16 YEATS PLACE, KILLARNEY HEIGHTS NSW**  
Report Reference: G25021KH-R02F

Dear Robert,

As requested, Geo-Environmental Engineering Pty Ltd (GEE) has completed a review of the architectural plans submitted to Northern Beaches Council (NBC) as part of the Modification Application (Mod2025/0158) for a dwelling currently being constructed at 16 Yeats Place, Killarney Heights NSW (herein referred to as the site). GEE understands that the review was requested by NBC (see below) to confirm whether the existing geotechnical recommendations provided in a report by Davies Geotechnical Consulting Engineers (reference 1) remain unchanged by the modifications.

**Application No. Mod2025/0158 - PAN-514889**  
**Address: 16 Yeats Avenue KILLARNEY HEIGHTS**

**Request for Additional Information**

Council has conducted a review of your application in accordance with Council's *Development Application and Modification Lodgement Requirements* and additional information is required in order to assess the proposed development.

Accordingly, you are requested to address the matter(s) listed below by submitting the additional information via the NSW Planning Portal:

**1. Updated Reports for Modification Application**

The original development application was accompanied by the following specialist reports:

- Geotechnical Report

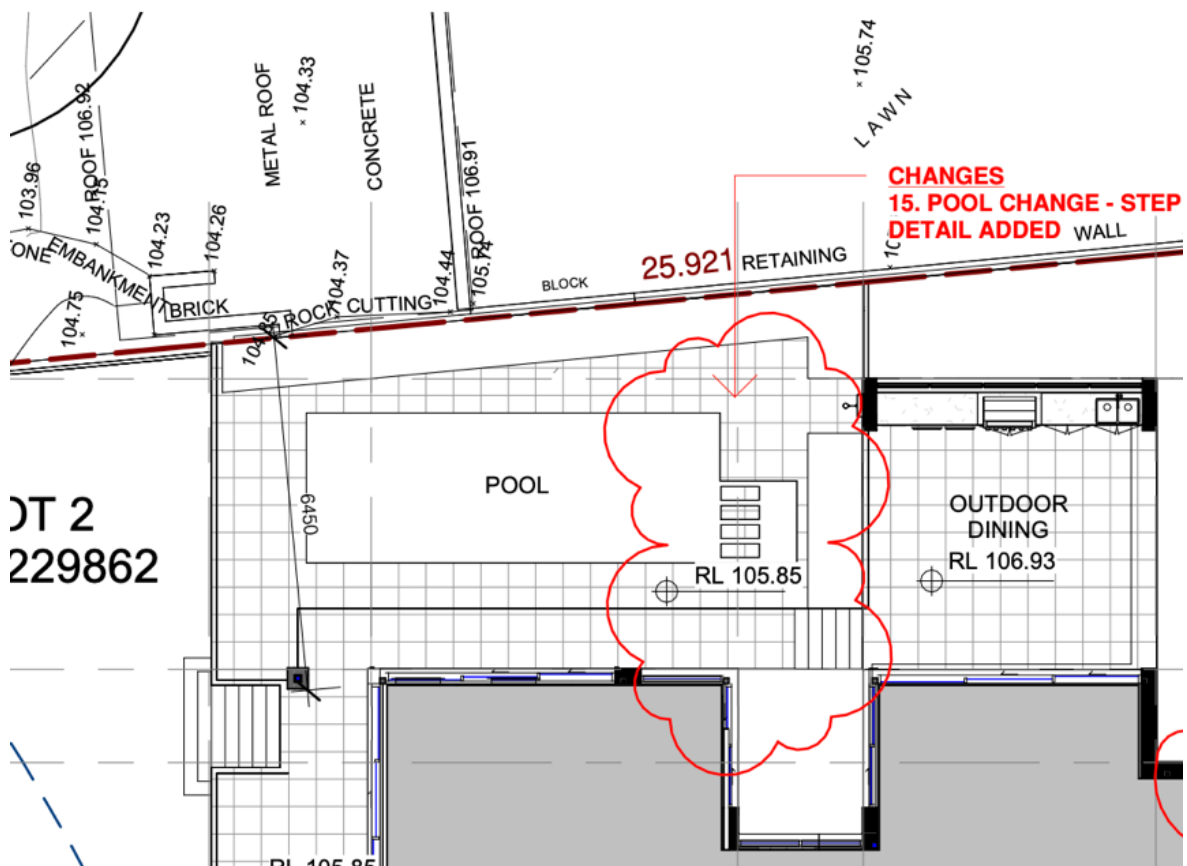
The updated report(s) are to make an assessment of the modified proposal and be prepared by a suitably qualified person. Alternatively, the relevant expert can provide a supporting letter stating they have reviewed amended proposal and advise the recommendations of the original report remain unchanged.



In addition to the desktop review of the proposed changes, a site inspection to confirm more recently exposed ground conditions within and adjacent to the swimming pool footprint was carried out on the 9<sup>th</sup> April 2025.

### Proposed Changes

The proposed changes that have potential issues regarding the geotechnical advice include a minor extension in the excavation footprint for the proposed swimming pool. It is noted that this is expected to include an additional 0.30m of excavation for the steps of the pool.



### Site Inspection

Matthew Kilham from GEE inspected the site on the 9<sup>th</sup> April 2025 and this inspection was related to an inspection of the exposed ground conditions around the proposed swimming pool area. At the time of the inspection the swimming pool footprint had been partly marked out with saw cuts into the cropping sandstone bedrock.

The rock excavation based on the adjacent excavations is expected to encounter fine to coarse grained, medium to high strength Sandstone bedrock. The excavation is expected



to leave a plinth of exposed sandstone bedrock approximately 1.20m in width, 1.20m in height and 4.0m in length adjacent to the carport of No.14 Yeats Place.

Photos 1 and 2 below detail the boundary conditions adjacent to the proposed pool excavation.



**Photo1:** Natural outcrop, sawcut pool outline adjacent to carport No.14 Yeats Place.





**Photo 2:** Low concrete block retaining wall and boundary fence, adjacent to the proposed pool excavation.

### Recommendations

The geotechnical report prepared by Davies Geotechnical Consulting Engineers has typical guidelines set-out for excavation into rock. In addition to these, the following recommendations are made,

- ◇ A dilapidation summary of the adjacent carport on No.14 is recommended with engagement of the owners as the close proximity of the excavation is expected to cause some disturbance of the adjacent structure. For example, loose or detached items on shelves or in cupboards may be become displaced, items in proximity to the exposed batter will need to be moved or protected. Due to the nature of the adjacent structures, vibration monitoring is considered to be optional, but is recommended as a general practice to ensure the excavation works have been carried out in a reasonable manner designed to reduce the impact of the vibrations on adjacent structures.
- ◇ A smaller rock hammer <150kg is recommended to reduce the impact of the vibrations which should be kept at 5mm/sec. All other rock excavation recommendations as noted in 'Davies' report should be adhered to.



- ◇ The exposed sandstone bedrock batter in No.14, approximately 1.20m in height could not be assessed at the time of the site visit. As an exposed rock plinth 4.0L \* 1.20H \* 1.20W is expected to remain, it is recommended that this is inspected to ensure there are no loose blocks that may detach during the proposed excavation works. Additionally, the batter could be protected with matting to catch any smaller loose rocks that may detach during the excavation.
- ◇ At the completion of the works the stability of the plinth should be assessed. Some minor works may be required to ensure it's longer-term stability.

If you have any questions or require further assistance, please contact the undersigned on 02 – 9420 3361.

Yours sincerely

**Stephen McCormack** BE - Civil MIEAust, CPEng, NER  
Principal Geotechnical Engineer

#### REFERENCES

1. Davies Geotechnical Consulting Engineers, 2016: Geotechnical Assessment / Landslip Risk Issues, Proposed Residential Development – Combined Subdivision & DA, No. 14 (Lots 502 and 503 DP218045) Yeats Ave Killarney Heights NSW. Report No.15-062.A dated 10 February 2016.