



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

MU 31663
22nd January, 2019
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The General Manager
Northern Beaches Council - Pittwater
PO Box 882
MONA VALE NSW 1660

Dear Sir,

20 CAPRI CLOSE, AVALON

Non detailed Geotechnical Report for Alterations and Additions

A Geotechnical Site Inspection was carried out at the above address on the 21st January, 2019. No subsurface investigation was undertaken. The site is mapped by the Northern Beaches Council 'Pittwater LEP 2014' Geotechnical Hazard Map with only the western tip of the site being 'H1 Hazard' category, Figure 1. The rest of the site is uncategorised meaning no geotechnical risk assessment is required.

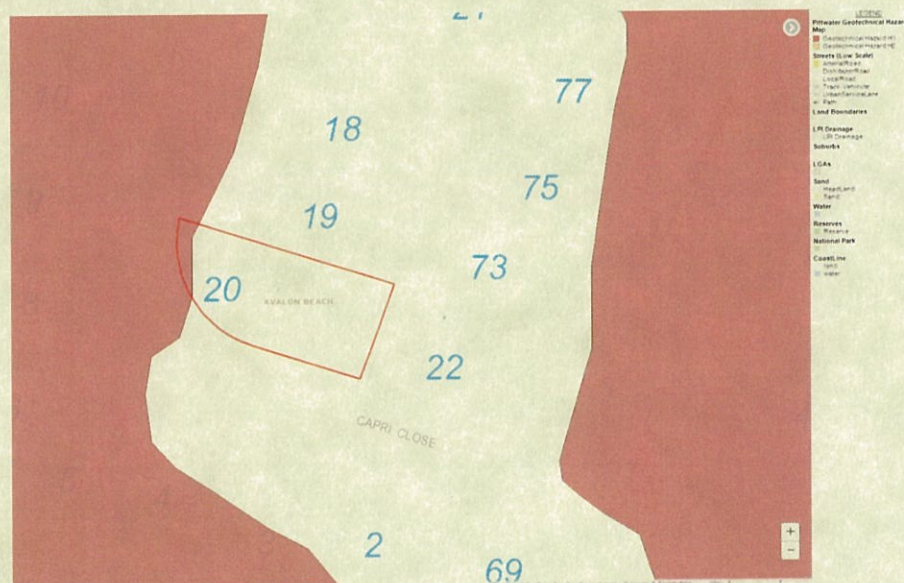


Figure 1

The proposed works will comprise of the construction of a replacement carport flat green roof, new entry stairs, new stairs from pool level to first floor level deck, internal room changes, squaring off of the existing first floor level deck and extension of the western elevation roof over the existing first floor level deck. Details of the proposed alterations and additions are shown in architectural plans prepared by JJ Drafting Job No: 672/18, Drawing No: DA 01 to DA 11 dated October, 2018. We have also reviewed the survey prepared by Waterview Surveying Services, Project 871, Sheets 1 & 2 and dated 3rd September, 2018.



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The site has a gentle slope after stepping down from the front boundary. The site is atop the visible rock escarpment above Capri Close. Several retaining walls have been built on top of the rock escarpment to level the rear yard and appear stable at the time of inspection. No evidence of significant slope instability was identified during our inspection.

The proposed development is to be constructed with minor excavations for footings and in our opinion requires no detailed geotechnical assessment provided any new foundations required are taken to underlying rock material of the natural profile. Materials of this kind will provide a minimum allowable bearing pressure of 650 kPa. All new footings are to be inspected and approved by the geotechnical engineer before concrete is placed so that the final 'Form 3' can be issued as per Councils' requirements.

The property appears stable by inspection and accordingly the proposed development will have an Acceptable Risk Level in accordance with the 2009 Geotechnical Risk Management Policy for Northern Beaches Council - Pittwater subject to good engineering practice for the structural design and construction methods.

JACK HODGSON CONSULTANTS PTY. LIMITED.

Peter Thompson MIE Aust CPEng

Member No. 146800

Civil/Geotechnical Engineer