

Date: 28 May 2025

Ref: 37669RHlet

Simon and Kristen Rooney
C/- Ode Architecture
T&G Building
Suite 3D1, Level 3, 45 Hunter Street
Newcastle NSW 2300

Attention: Brenton Porter
Email: brenton@ode-architecture.com

**GEOTECHNICAL ASSESSMENT
PROPOSED ALTERATIONS AND ADDITIONS
205 RIVERVIEW ROAD, AVALON BEACH, NSW**

JK Geotechnics (JKG) has been engaged by Simon and Kristen Rooney to carry out a walkover inspection of the site and to update our previous geotechnical assessment report (Ref. 27796Rrpt2 dated 11 September 2019) [JKG2019] in relation to the current Development Application (DA) amendment lodged with Northern Beaches Council (NBC).

Based on our correspondences with Ode Architecture and review of the supplied architectural plans, we understand the details for the amended DA are relatively similar to the approved scheme; that is, it is proposed to demolish portions of the existing buildings/structures and reconfigure the existing house, and include an additional level that connects the house to the existing carport. A new pool will also be constructed at the rear of the house and will partially cantilever over the hillside slope.

We recently completed a walkover inspection of the property on 26 May 2025 to assess the current site conditions. Based on our recent inspection, we consider the geotechnical hazards (e.g. retaining wall instability, near surface creep, deep seated instability, collapse of overhang etc.) identified in JKG2019 are still present and we expect the likelihood of collapse and consequence of instability to remain the same as assessed in JKG2019. Regardless, appropriate landslide risk mitigation (LRM) measures will be required prior to and during construction of the proposed alterations and additions as outlined in JKG2019.

From the above, we consider the comments and recommendations outlined in JKG2019, particularly in relation to the necessary LRM measures to reduce risk where reasonably practical are still valid.

While a formal update to JKG2019 is currently underway the report will be issued in approximately four weeks from the date of this letter. Ode Architecture have raised concerns that NBC may cease reviewing the amended DA if the updated geotechnical report has not been submitted prior to 30 May 2025. As there is





very little change to the site conditions and the proposed development, and the risk levels for the amended DA are expected to be the same to JKG2019 (i.e. 'Acceptable' risk levels following implementation of the recommended LRM measures), we request that NBC continue with their assessment of the amended DA ahead of receiving our updated geotechnical report mid to late June 2025.

Should you require any further information regarding the above, please do not hesitate to contact the undersigned.

Yours faithfully
For and on behalf of
JK GEOTECHNICS

Michael Egan
Senior Associate | Geotechnical Engineer