



# Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

**MQ 30073B**  
3<sup>rd</sup> July, 2018.  
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The General Manager  
Northern Beaches Council- Pittwater  
PO Box 882  
**MONA VALE NSW 1660**

Dear Sir,

**127 RIVERVIEW ROAD, AVALON**  
**Development Application No: N0275/15**

We have examined the amended architectural plans prepared by THW Architects Job No: 067 Dwg No: A00 to A15 Revision K dated 10<sup>th</sup> May, 2018.

Jack Hodgson Consultants Pty Ltd prepared a Risk Management Report for the subject address "Risk Analysis & Management for Proposed Alterations & Additions at 127 Riverview Road, Avalon" dated 21st July, 2015 architectural plans prepared THW Architects Job No: 067 Dwg No: A00- A15 Revision C dated 16<sup>th</sup> July, 2015 and a Section 96 letter Dwg No: A00, A04 to A07, A11, A13 & A15 Revision F dated 10<sup>th</sup> June, 2016.

The proposed changes to the development at the subject address as listed below have an Acceptable Risk Level in accordance with the 2009 Geotechnical Risk Management Policy for Pittwater and condition 10.4 of the original geotechnical report dated 2<sup>nd</sup> June, 2015.

The proposed changes are as listed below:

1. Existing garage extended to west & proposed garage extended to north
2. Lower ground level 3 – pool & pool deck raised to RL 20410 to avoid sewer zone of influence, position of wardrobe & ensuite to master bedroom swapped, sauna relocated to west, deck adjacent to master bedroom extended to west replacing paving.
3. Inclinator added to north of property, stairs deleted & inclinator access landings added to Lower ground level 3 & 2
4. Proposed deck on lower ground level 2 replaced with roof, stairs from lower level 2 to lower level 3 added and changes to deck on south
5. Storeroom added to north of driveway
6. Deck added to lower level 1 adjacent to bedrooms 1,2 & 3.

**JACK HODGSON CONSULTANTS PTY. LIMITED.**

**Peter Thompson MIE Aust CPEng**  
**Member No. 146800**  
**Civil/Geotechnical Engineer**

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