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21 March 2025

### **Coastal Engineering Advice on 1142 Pittwater Road Collaroy for DA Modification**

Development Application DA2024/1348 for alterations and additions to a dwelling house at 1142 Pittwater Road Collaroy was approved by Northern Beaches Council on 10 February 2025. Horton Coastal Engineering completed a report dated 2 October 2024 that was submitted as part of the DA, hereafter denoted as the 'Horton DA Report'.

It is now proposed to submit a DA Modification Application to Council. A total of 15 Drawings for the Modification prepared by Yan Honda Architects (namely Drawing Numbers S4.55-00 to 14, all dated 21 March 2025 and Issue C) have been reviewed.

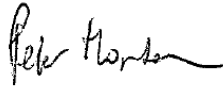
It is evident that changes to the development compared to the approved DA include the second garage being removed and replaced with a workshop (with the garage door removed and access doors provided on the northern and southern sides), a retractable pergola on the western side, ground floor northern wall extended north to align with the existing garage northern wall, ground floor southern wall extended south to align with the minimum ground floor side setback, ground floor eastern wall reduced (moved west) at the southern end to form a straight wall, first floor (southern wall, eastern wall, and roof planter) adjusted in line with the ground floor wall amendments, skylight for the first-floor stairs, slightly raised central roof, and window and door reconfigurations.

Also note that the drawings reviewed by Horton Coastal Engineering for the Horton DA Report are different to the DA stamped plans. Changes to the development in the stamped plans compared to the reviewed plans include a concrete roof and raised roof area, extended ground floor eastern wall at the southern end, rainwater tank moved to the garage, and increased first floor side setbacks.

The drawing changes for the Modification and in the stamped plans after the Horton DA Report do not alter the findings in the Horton DA Report, except note that it is recommended that adjacent natural ground is maintained at least 100mm below the eastern side of the dwelling. That is, the Horton DA Report remains valid and can be applied as part of the DA Modification, along with that additional recommendation.

If you have any further queries, please do not hesitate to contact Peter Horton via email at peter@hortoncoastal.com.au or via mobile on 0407 012 538.

Yours faithfully  
HORTON COASTAL ENGINEERING PTY LTD



Peter Horton  
Director and Principal Coastal Engineer

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