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5 February 2025

Coastal Engineering Advice on 89 Marine Parade Avalon Beach for DA Modification

Development Application DA2023/1780 to demolish and rebuild a dwelling at 89 Marine Parade Avalon (the 'site') was approved by Northern Beaches Council on 2 July 2024. Horton Coastal Engineering completed a report dated 28 September 2023 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 27 Drawings for the Modification prepared by Annabelle Chapman Architect (namely Dwg #101 to 105, 200 to 204, 101.01 to 105.01, 201.01 to 204.01, and 801 to 808, all dated 21 January 2025) have been reviewed.

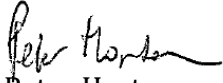
It is evident that changes to the development compared to the approved DA include a realigned external entrance staircase, minor amendments to the roof (and vergola and skylights), a new vehicle turntable within the basement floor, minor amendment to the lift location and adjacent staircase, a new garden store, revised shower room and bin store, window amendments, outdoor equipment storage on Lower Ground Floor extending 1.1m further east, and a revised upper ground floor courtyard to allow for privacy planting. The floor levels of the dwelling are unchanged from the DA.

Horton Coastal Engineering also reviewed 6 vertical aerial photographs and 1 oblique aerial photograph captured by Nearmap since completion of the Horton DA Report. No significant changes to the cliff face seaward of the site were discerned from review of these photographs.

The drawing changes do not alter the findings in the Horton DA Report. Given this, and given the lack of discernible change in recent aerial photography, the Horton DA Report remains valid and can be applied as part of the DA Modification.

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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