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8 July 2025

### **Updated Estuarine Risk Management Report on 139-141 Riverview Road Avalon Beach**

Development Application DA2024/1794 (for demolition works and construction of a dwelling house including a swimming pool and consolidation of two lots into one) at 139 and 141 Riverview Road Avalon Beach was submitted to Northern Beaches Council on 7 January 2025, and subsequently withdrawn.

Horton Coastal Engineering prepared an estuarine risk management report for DA2024/1794, dated 17 December 2024, that was submitted as part of this DA (hereafter denoted as the 'Horton DA report').

It is now proposed to resubmit the DA with some design changes. Horton Coastal Engineering has prepared an estuarine risk management report for this revised DA, as set out herein, referring back to the Horton DA report.

The report author, Peter Horton [BE (Hons 1) MEngSc MIEAust CPEng NER], has postgraduate qualifications in coastal engineering and 33 years of coastal engineering experience. He is a Member of Engineers Australia and Chartered Professional Engineer (CPEng) registered on the National Engineering Register. Peter is also a member of the National Committee on Coastal and Ocean Engineering (NCCOE) and NSW Coastal, Ocean and Port Engineering Panel (COPEP) of Engineers Australia. Peter completed the Horton DA report.

Horton Coastal Engineering was provided with 39 drawings of the proposed works prepared by CM Studio (Drawing Nos DA000, 001, 010, 020, 030, 040, 050, 060, 070, 101 to 107, 200 to 204, 220, 300, 301, 302, 320, 321, 410, 421, 500, 601, 602, 610 to 613, 700, 710 and 900), all dated 12 June 2025 and Revision 1. It is evident that changes to the development compared to DA2024/1794 mostly relate to areas above the Estuarine Planning Level (EPL), except the former creation of a level area at 2.05m AHD at the foreshore has been deleted.

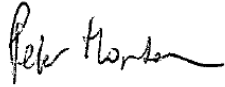
The drawing changes for the revised DA do not alter the findings in the Horton DA report. The Horton DA report thus remains valid and can be applied as part of the revised DA. With the lowest floor level in the proposed development being 15.05m AHD, this is well above the EPL of 2.6m AHD from the Horton DA report, so an estuarine risk management report is not actually even required for the revised DA.

That stated, it can be noted that any electrical items at the foreshore (if any) shall be located above the EPL, or waterproofed if below the EPL. Any items stored at the foreshore that are not resistant to inundation or that would become buoyant or polluting if inundated shall be located above the EPL.

If you have any further queries, please do not hesitate to contact Peter Horton via email at [peter@hortoncoastal.com.au](mailto: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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