

Date: 4th February 2025

No. Pages: 1

Project No.: 2021-159

Development Officer
Northern Beaches Council.

Geotechnical Assessment of modification to approved works at
89 Marine Parade, Avalon Beach, NSW

We understand the client has requested to make some design changes to the approved Development Application (No. DA2023/1780) for the above site, No. 89 Marine Parade, Avalon Beach, NSW.

As a result we have reviewed the following documents:

1. Our Report titled “Geotechnical Report for Proposed New Dwelling at 89 Marine Parade, Avalon Beach, NSW”, Project No.: 2021-159, Dated: 30th November 2023.
2. Approved DA design drawings upon which the geotechnical report was based by Annabelle Chapman Architect Pty Ltd, Project No.: 2201, Dated: 21.11.2023, Stage: DA, Drawing No.: 000 - 002, 101 - 104, 151 and 152, 200 - 204, 301 - 306, 401 - 406, 601 and 602, 701, 901 - 903.
3. Survey Drawing by C.M.S Surveyors Pty Ltd, Drawing Name: 19500Bdetail, Dated: 25/10/2023.
4. Amended Application design drawings by Annabelle Chapman Architect Pty Ltd, Project No.: 2201, Dated: 21/01/2025, Stage: S4.55, Drawing No.: 101 – 105, 200 – 204, 101.1 - 105.1, 201.1 – 204.1, 801 – 808.

It is understood that the changes from the plans upon which the geotechnical report was based, involve the decrease in Lower Ground Level eastern setback by 1.09m at the south-eastern corner for the proposed outdoor equipment storage area as well as additional minor changes which hold no significant geotechnical component.

The proposed changes to the original design do not alter the geotechnical aspects of the proposed development or the site from those on which the original report was based. Including the critical aspects of geotechnical assessment of excavation support systems.

As such we see no geotechnical reason for these changes not to be approved, provided all works are undertaken as per the recommendations of our reports.

We trust the above comments meet Council’s requirements, if we can be of further assistance in regard to this matter please don’t hesitate to contact the undersigned.

Yours faithfully,



Troy Crozier

Principal

MIE Aust. – CPEng.

MAIG, RPGeo – Geotechnical and Engineering