

The General Manager  
Northern Beaches Council  
59A Old Barrenjoey Rd  
Avalon Beach  
NSW 2107

6<sup>th</sup> December, 2022

Statement of Modifications DA 2022/0786

Re: 47 Hilltop Rd Avalon

### **1.0 Introduction**

This report is submitted in support of a Section 4.55 (2) modification to the above consent for a new garage co-located on a site with an existing free standing, two-storey dwelling and secondary dwelling situated at no 47 Hilltop Rd Avalon.

The proposed works include a new single storey garage with minor external works.

The subject property is within the Avalon Beach Locality.

### **2.0 Existing Consent**

The existing consent is for the construction of a new garage and associated works.

### **3.0 Proposed Modification**

The proposed modification relates to the removal of a tree noted T1 on the site plan and in the arborists report. The tree is located on the road reserve and its removal is required to enable a concrete drive crossing to be constructed.

The tree removal was originally included in the consent noted above but was removed prior to consent.

It was hoped that subject to further engineering design the tree could be retained. This design has been carried out and an arborist's opinion obtained regarding the impact of the drive crossing on T1.

Pursuant to this advice, we are unable to retain the tree and seek its removal.

### **4.0 Specific Issues**

The proposal involves removal of a tree which is in an area identified in the Biodiversity Values map. The location of the tree has triggered a Biodiversity Assessment Report. This report has been submitted with the Section 4.55 (2) application.

John Cochrane

Architect