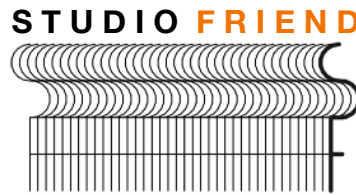


2nd Feb 2022

Hilltop House
45 Hilltop Road,
Avalon Beach



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STATEMENT OF ENVIRONMENTAL EFFECTS ADDENDUM

Section 4.55 Statement of Modification

45 Hilltop Road, Avalon Beach, NSW, 2107

Lot 7 in DP 219333

This Statement of Modification Application is accompany Architectural Drawings s4.55 - 1 to s4.55 - 11, Detail Survey Plan 2807, and amended BASIX certificate #A408776. The original DA (2018/0765) was approved by Northern Beaches Council on 17th October 2018. This Statement of Environmental Effects Addendum is to be read in conjunction with the previously submitted SOEE dated August 2017. The original assessment officer was Kevin Short.

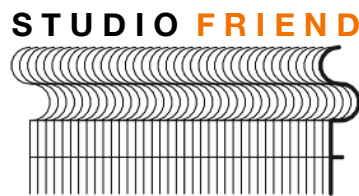
As shown on the accompanying Section 4.55 drawings, and noted on the Planning Portal, the following amendments are sought:

- Revised configuration of rear retaining wall and stairway - minimising excavation required.
- Deletion of spa & water tank from front deck. Revised deck extent
- New North window added to garage - numbered W0.3
- Revised skylight layout - skylights removed
- Revised layout for granny flat - minimised overall size by 24m²
- Added planters and BBQ to front terrace. Revised balustrade.
- Revised house East facing windows

As a result of these proposed changes to the approved DA2018/0765, the main portion of the associated environmental effects will remain unaffected. The revised rear retaining wall layout will result in a significant reduction in excavation.

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Summary of broader Environmental Effects are noted below:

1. **Front Building Line** : Will not be affected by the proposed amendments.
2. **Side and Rear building line** : Will not be affected by the proposed amendments.
3. **Building Envelope** : Will not be affected by the proposed amendments.
4. **Landscaped Area** : Will be improved by the proposed amendments.
5. **Private Open Space** : Will not be affected by the proposed amendments.
6. **Solar Access** : Will not be affected by the proposed amendments.
7. **View Sharing** : Will not be affected by the proposed amendments.
8. **Building Colours and materials** : Will not be affected by the proposed amendments.
9. **Height** : Will not be affected by the proposed amendments.
10. **Carparking** : Will not be affected by the proposed amendments.
11. **Character as Viewed from a Public Place** : Will not be affected by the proposed amendments.
12. **Scenic Protection** : Will not be affected by the proposed amendments.
13. **Secondary Dwelling** : Refer to revised layout of secondary dwelling. Note reduced footprint (approx 24m2 smaller)
14. **Stormwater Drainage** : Will not be affected by the proposed amendments.

Summary

As identified in the attached S4.55 drawings, and this addendum, the proposed S4.55 application for 45 Hilltop Road should be granted approval as it involves minor amendments to the original DA approval. These amendments are sought to permit the costly rear retaining wall construction to be achievable with the clients budget.

These amendments have been considered in accordance with the Pittwater LEP 2014 objectives and outcomes and Pittwater DCP 21 numerical controls. In addition, the less tangible issues of general amenity and equity have been considered in detail as part of this revision. It is the sincere intent of the applicants and owners to thoughtfully and positively contribute to the site and environment. The applicant and owner are happy to provide any additional clarification or information that will assist Council in assessing this S4.55 Application.