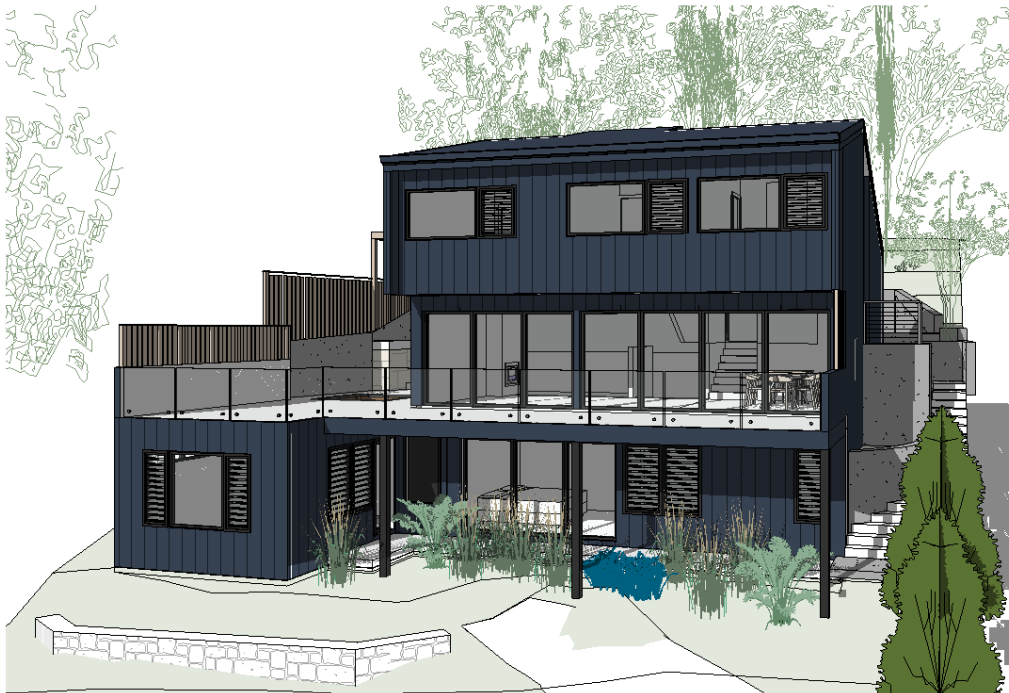


24.02.2023 - REV

# 81 Hilltop Rd , Avalon

**Request for modification under Section 4.55 (2) to Development  
DA2019/0600**



## 1. Summary

Land to be developed (Address)	Lot 2 DP 30019 81 Hilltop Rd, Avalon
Proposed Development	Alteration & Addition
Zoning	C4 Environmental Living
Hazards	Bushfire Prone Land, Geotechnical Hazard H1
Consent Authority	Northern Beaches Council
Application	DA2019/0600 approved on 11/10/2019

## 2. Introduction

This Statement of Environment Effects has been prepared in order to provide information and an assessment in respect of an application for modification of consent under section 4.55 (2) of the EPAA , for the development application DA2019/0600. This Statement of Environmental Effects assesses against the applicable planning controls for the site, including the relevant provisions of:

- Environmental Planning and Assessment Act (EPAA) , 1979
- Pittwater Local Environmental Plan 2014
- Pittwater Development Control Plan

in support of the development application for the proposed alteration & addition to an existing dwelling house at 81 Hilltop Rd, Avalon 2107

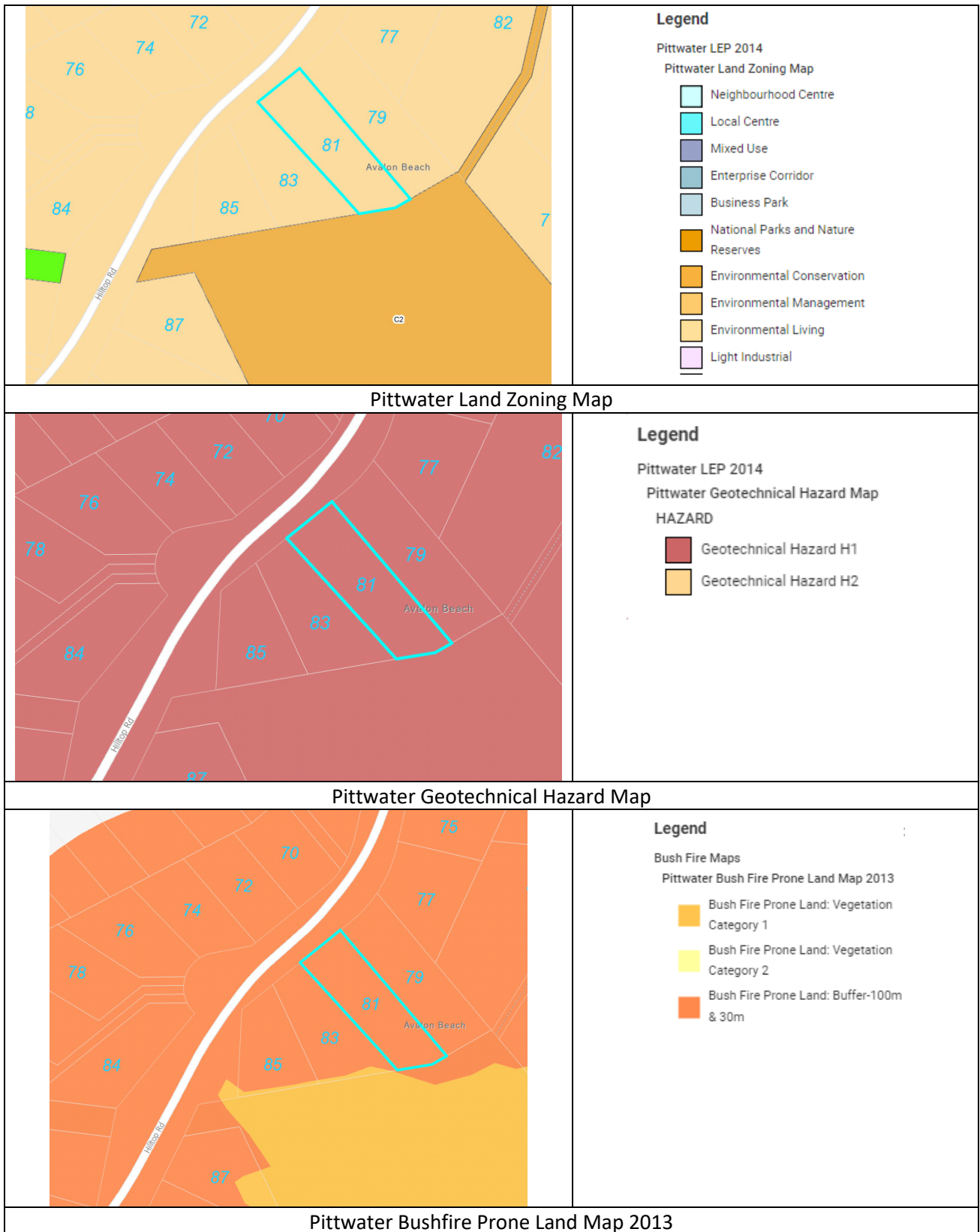
## 3. Site description & Development

The site is identified as Lot 2 DP 30019 and has an area of approximately 953.4m<sup>2</sup>.

The property is Zoned C4 Environmental Living under the Pittwater Local Environmental Plan 2014.

The site is identified as being Geotechnical Hazard H1 under PLEP.

The site is within a biodiversity area & is in bushfire prone land – vegetation category 1.

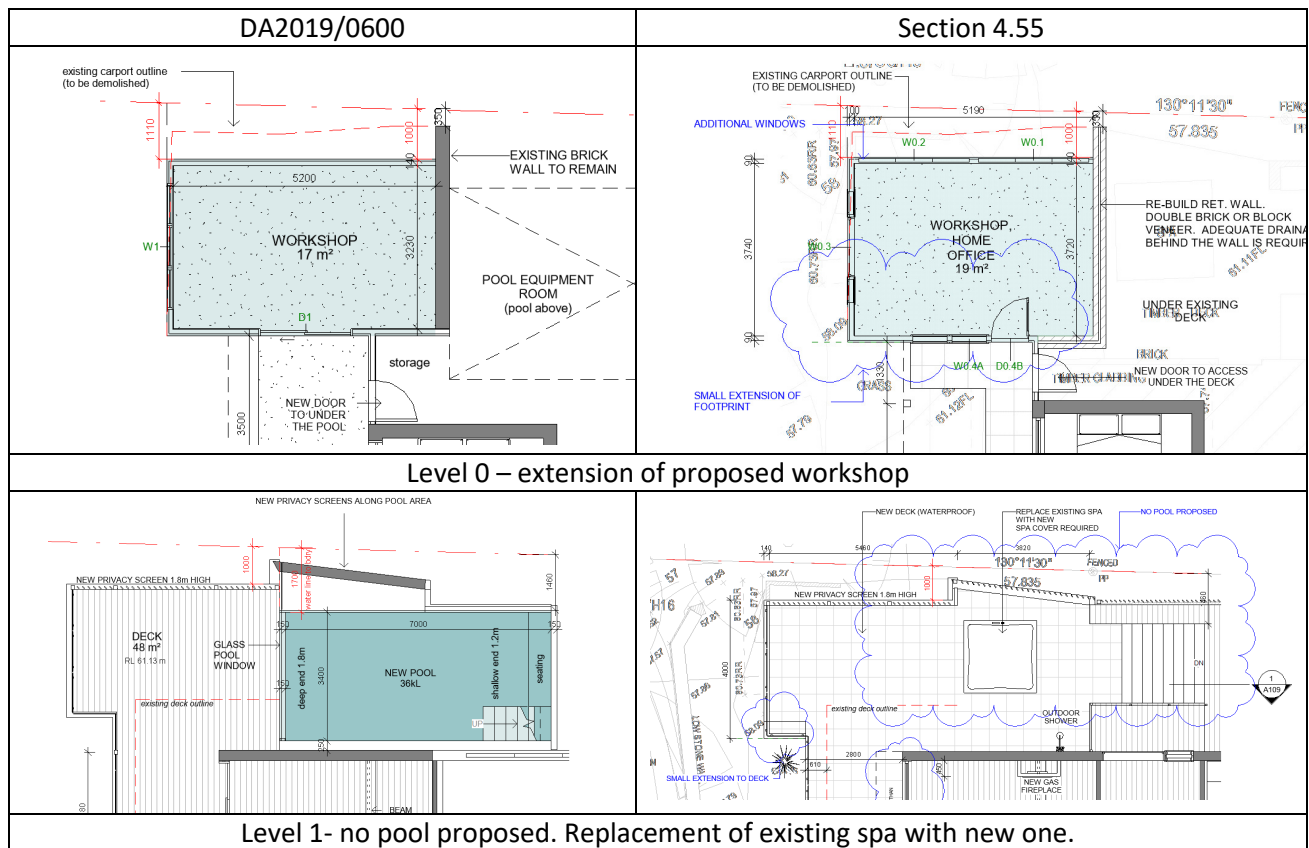


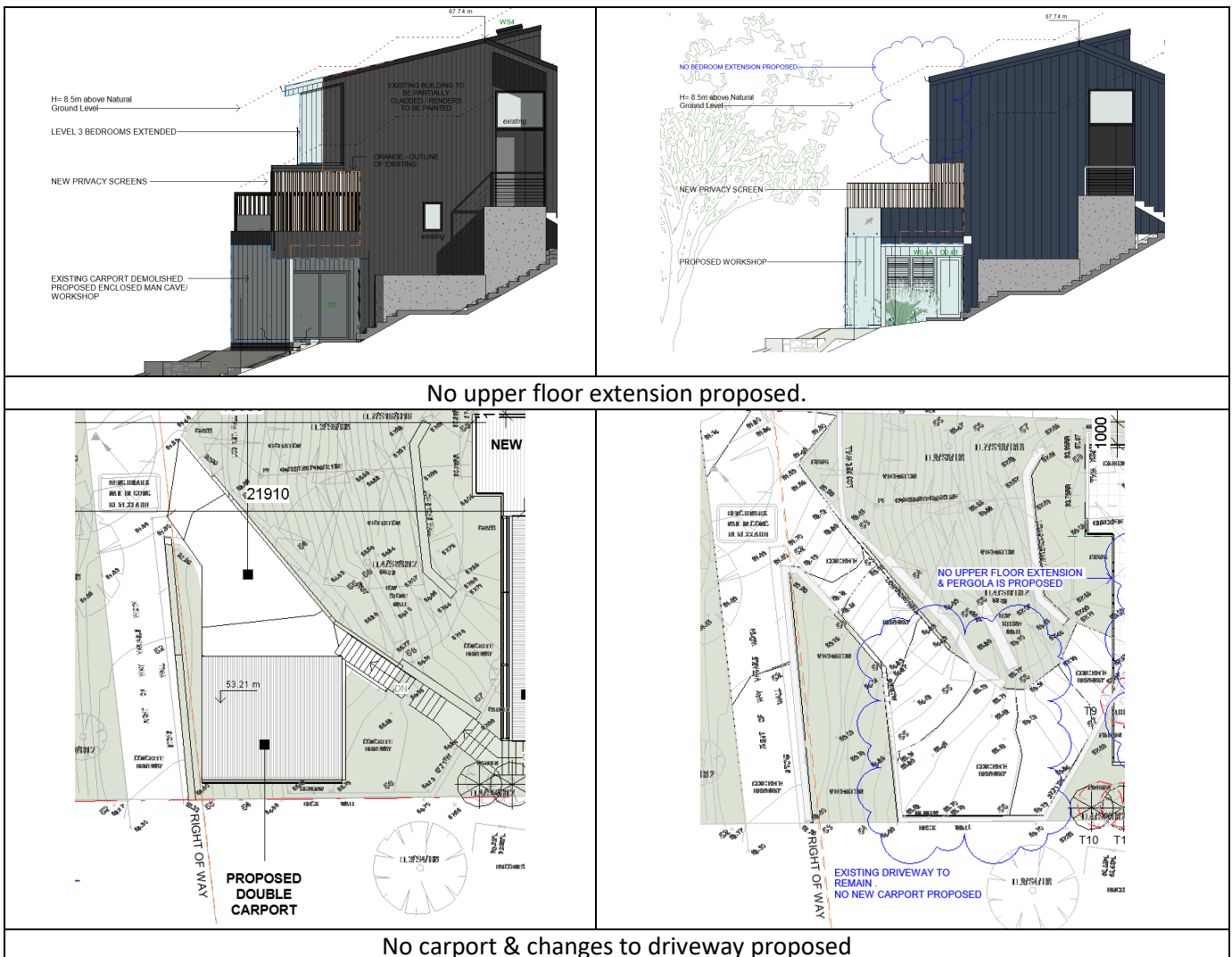
#### 4. Development Proposal

The application seeks development consent for a:

- Remove the proposed pool
- Replace the existing spa with a new spa
- Remove the proposed carport and driveway
- Extend the proposed workshop to the SW
- Remove the proposed upper floor extension
- Other minor alterations

Proposed building classification – class 1a.





A range of the conditions within the DA consent relate to the construction of the carport and driveway modification, therefore this application is seeking removal of the following & all related conditions:

- Condition 7 - "Vehicle Driveway Gradients"
- Condition 26 – "Certification of Internal Driveway and Parking Facility Works"

Proposal under Section 4.55 also seeks a consent to delate work including the pool, which reduce the Cost of Works from \$880,215 (DA2019/0600) to \$751,185.59. Therefore, the applicant requests to modify Condition 4 to reduce the amount of contributions 7.12

## 5. Supporting Documents

- Geotechnical Comments for Section 4.55 prepared by White Geotechnical Group on 21<sup>st</sup> Feb 2023
- Bushfire Risk Assessment for Section 4.55 prepared by Bushcon Australia dated 23<sup>rd</sup> Feb 2023
- Basix Certificate A487942 prepared on 24.02.2023
- Cost of works prepared by Michael Steedman Constructions