

STATEMENT OF ENVIRONMENTAL EFFECTS

**FOR APPLICATION TO MODIFY A DEVELOPMENT
CONSENT MADE UNDER SECTION 4.55 OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT**

ADDRESS:

**33 HILLCREST AVENUE,
MONA VALE**

Prepared For

**NORTHERN
BEACHES
COUNCIL**

(DA consent No. D/2019/0261)

Prepared by

The Site Foreman

Issue A – September 2020

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1.0 Introduction

The application to modify a development consent made under Section 4.55(1A) of the Environmental Planning and Assessment Act is for the proposed new house, cabana & new pool to 33 Hillcrest Avenue, Mona Vale.

The proposed modifications are sympathetic to the approved design and the development will remain substantially the same as the development that was approved.

2.00 Approved Development Application

2.01 Original DA documentation

The original development application was prepared by Gartner Trovato Architects for Mr. & Mrs Stevens.

The original development application was to demolish an existing dwelling, and the construction of a New House, Cabana and Swimming Pool and associated works.

DA consent was granted on 10 October 2019.

3.00 Proposed Modifications

3.01 Delete the approved Cabana.

The approved cabana located on the west side of the lot is proposed to be deleted to maintain the natural ground.

The landscape area will increase from the original approved DA (refer to GFA and Landscaping Calculation).

3.02 Proposed new pool location

The approved DA pool is relocated to the back of the main dwelling.

The new location allows better access for the occupants' needs. Moving the pool from the approved location will maintain the morphology and the integrity of the natural ground, avoid expansive excavations, and improve the air quality next to the house.

The proposed pool size is 7.5 m long, 4 m wide and 1.8 m deep.

The proposed pool complies with Swimming Pools Act 1992 and Regulations

3.03 Proposed new water tank

A water tank will mitigate the separation between the immediate landscape area next to the proposed pool and the more natural existing area located on the west part of the lot.

The proposed water tank will collect stormwater. The tank is connected along the lot and integrated in the landscaping as per provided drawings (refer to the Hydraulic Engineer drawings for details).

The water tank is 1800 mm height by 1100 mm deep and it runs along the lot from one side to the other end.

3.04 Privacy screen

Based on the DA conditions, the proposal provides privacy screens along the private open space area will prevent overlooking towards the adjoining property private open space. The height of the new screen is 1.8 m from the ground level to satisfy the DCP requirements.

3.05 Internal changes

The proposal includes minor internal changes as per following

- Ground floor, additional ensuite for bedroom 02. The approved DA bathroom has been subdivided to obtain a new ensuite area (refer to the drawings for details).
- First floor, relocation of the bathroom door and fixtures and new internal walls (refer to the drawings)
- Second floor, relocation of ensuite and study, modify windows sill for the ensuite
- Roof, additional 2 new skylights above the alfresco area at the first floor.

The proposal complies with the Pittwater Development Control Plan (DCP): it does not represent an unsympathetic alteration to the approved building; it encourages the protection, *restoration*, continued use and viability of buildings for their original purpose; it is compatible with the setting or relationship of the building with the context in terms of *scale*, form, detailing.

The design also achieves most of the objectives of clause C1.1 (Landscaping) of the DCP.

The objectives of clause C1.5 (Visual privacy) are also fulfilled.

The proposal complies with the Swimming pool safety (DCP clause C1.17)

4.00 Conclusion

In conclusion, it is believed this application to modify a development consent made under Section 4.55 (1A) of the Environmental Planning and Assessment Act for the proposed new house, cabana & new pool to 33 Hillcrest Avenue, Mona Vale, has been carefully considered to have minimal impact on the neighbouring properties, streetscape and its immediate surroundings.

The proposed modifications are sympathetic to the approved design and the development will remain substantially the same as the development that was approved.