

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

## **PROPOSED ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING**

### **AT**

### **45 HILLCREST AVE - MONA VALE, NSW 2103**

LOT 37 DP 6195

Prepared by *JJDrafting Australia P/l*

December 2024

**1) Introduction**

This Statement of Environmental Effects accompanies documents prepared by JJDrafting Aust P/L, Job Number 1309/24, Drawing numbers DA 01 – DA 18, dated October 2024 to detail proposed Alterations and Additions to an existing dwelling at 45 Hillcrest Avenue, Mona Vale.

This statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment, it is concluded that the development of the site in the manner proposed is acceptable and is worthy of support by Council.

In preparation of this document, consideration has been given to the following:

- # *The Environmental Planning and Assessment Act 1979 as amended*
- # *The Environmental Planning and assessment regulation*
- # *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- # *Pittwater Local Environmental Plan 2014*
- # *Pittwater 21 Development Control plan 2014*

**2) Site Characteristics and Description**

- This allotment has an area of 1045sqm and is found in a locality typically characterised by both rendered masonry and a two storey dwelling.
- Within the Development Control Plan, this allotment is in the Mona Vale Locality.
- The site addresses Hillcrest avenue to the East.
- District views are afforded spanning between west and south
- On this allotment sits a two storey masonry dwelling with a Colorbond roof. A detached pool is located to the rear of the dwelling
- Driveway access is via an existing driveway from Hillcrest Avenue to the existing double garage.
- Existing natural vegetation and introduced species of trees and shrubs surrounds the property with lawn areas located to the front and rear of the dwelling.
- The site falls from the front boundary down towards the rear boundary of approximately 12m.
- The site is zoned C4 Environmental Living
- The subject site is located in Class 5 on Pittwater Acid Sulphate Soils. No major excavations are proposed
- The subject site is not located in Northern Beaches Council Flood Hazard Map area.
- The site is not listed as being in a bushfire prone area or a heritage conservation area. There are no known heritage items on this site.



MAPPING - AERIAL VIEW SHOWING LOCATION OF PROPERTY 45 HILLCREST AVENUE MONA VALE



STREET VIEW OF SUBJECT SITE AND ADJOINING PROPERTIES ON EITHER SIDE





### **STREET VIEW OF SUBJECT SITE**

### **3) The Proposal**

#### **Description**

As detailed in the accompanying plans, this proposal seeks approval for alterations and additions to an existing dwelling.

The new works will comprise the following:

#### **GROUND FLOOR LEVEL**

Proposed posts to support new extended balcony on First floor level

#### **FIRST FLOOR LEVEL**

A proposed balcony extension of the existing first floor balconies

#### **4) ZONING AND DEVELOPMENT CONTROLS**

##### **4.1) Pittwater Local Environmental Plan 2014**

The site is zoned C4 Environmental Living under the provisions of the PLEP 2014. The proposed alterations and additions to the existing dwelling are permissible with the consent of council.

##### **4.2) State Environmental Planning Policy (Building Sustainable Index: BASIX) 2004**

The proposal will not require a BASIX certificate with this application.

##### **4.3) Height of Building (LEP 4.3)**

*The maximum building height control - 8.5m*

The proposed new balcony on first floor sits well below the 8.5m building control ----COMPLIES

#### **5.0) DEVELOPMENT STANDARDS AND THE EFFECTS OF THE PROPOSAL**

##### **Pittwater 21 Development Control Plan**

The proposed development responds to the characteristics of the site and the qualities of the surrounding neighborhood in a sympathetic and positive manner.

##### **Mona Vale Locality (A4.9)**

###### **Desired future character**

It is proposed that the alterations and additions to the existing dwelling are consistent with the desired future character, the streetscape, and the surrounding properties.

The proposed development respects the scale and form of other new and existing developments in the vicinity and therefore compliments the locality.

All existing vegetation will remain untouched.

The proposal will be surrounded by existing canopy trees. The visual impact of the built form is secondary to landscaping and vegetation. The building will not dominate the streetscape as it is of 'human scale' and surrounded by existing vegetation.

The setbacks are compatible with the existing surrounding developments.

The proposal will not have any significant or adverse impact on the neighbouring properties.

##### **Access driveways (B6.1)**

There will be no changes to the existing vehicle crossing and layback

##### **Internal Driveways (B6.2)**

There will be no changes to the existing internal driveway

##### **Off-Street Parking (B6.3)**

*The control for a dwelling with two or more bedrooms is to provide 2 off-street car spaces.*

There will be no changes to the existing 2 off street parking

**View Sharing (C1.3)**

The proposed additions and alterations will not affect adjoining dwellings in view loss. All adjoining properties will continue to have views undisturbed

**Solar Access (C1.4)**

No loss of daylight to habitable rooms in adjacent dwellings will be experienced as consequence of this proposal.

Adjoining dwellings will receive a minimum of 3 hours of sunlight between 9am and 3pm.

**Visual Privacy (C1.5)**

The proposed first floor balcony extension will not affect privacy to adjoining dwelling.

The first floor balcony extensions remains consistent with existing western side setback between 1.9m – 2.9m and an eastern side setback of 1.8m

**Character as viewed from a public place (D9.1)**

*The DCP encourages development to achieve the desired future character of the locality, ensuring that the new development responds to and reinforces the special characteristics of the existing build and natural environment, enhances the existing streetscape and promotes a scale and density that is in keeping with the height of the natural environment, the visual impact of the built form is secondary to landscaping and vegetation. High quality buildings are designed which have regard to the locality's natural context and accommodating any natural hazards. Buildings should not dominate the streetscape and appear at a human scale. Views which reinforce and protect Pittwater's natural context.*

*Landscaping to be integrated with the building to screen the visual impact of the built form and are to give the appearance of being secondary to the landscaping and vegetation.*

The proposal satisfies the relevant objectives in that:

# The proposed addition is secondary to landscaping and will be off bulk and scale that will not dominate the streetscape.

# All of the existing vegetation has remained.

# The proposal will not result in any significant loss of either primary or peripheral views from any surrounding dwellings.

# The setbacks are compatible with the existing surrounding developments.

**Scenic Protection – General (D9.2)**

The proposal will not affect the natural environment when viewed from a public place such as from the road or public reserve or from any waterways. Existing vegetation will remain to the front.

**Building Colours & Materials (DCP D9.3)**

The colours and materials to the proposal will complement and enhance the visual character within the streetscape. The development will harmonize with the natural environment and match the existing dwelling using light to medium tones. COMPLIES.

**Front building line (D9.6)**

*The control for this site is 6.5m*

- Existing front setback to first floor is 6.9m NO CHANGES

**Side and rear Setback Building Line ( D9.7 )****SIDE SETBACK**

*The required side setback control is 1.0m to one side and 2.5m to the other.*

- West side setback to proposed first floor balcony -----2.7m – **COMPLIES**
- East side setback to proposed first floor balcony – 1.7m **COMPLIES**

**REAR SETBACK**

*The required rear setback control is a minimum of 6.5 m.*

**There will be no change to the existing rear setback.**

- Existing rear setback to first floor – 34.6m -- **NO CHANGES**
- rear setback to new first floor balcony – 31.7m - **COMPLIES**

**Building envelope (D9.9)**

*The control for this parcel of land is to maintain a building envelope that rises 3.5 m from the side boundary and projects at an angle of 45 degree.*

The proposed first floor balcony extension **complies** with this control.

**Landscaped Area – Environmentally Sensitive land (DCP D9.11)**

Site area is 1045m<sup>2</sup>

Minimum landscape area requirement is 60% -----627sqm

Existing Landscape area -----547.4sqm ----52.39% -----**NO CHANGES**

Existing hard surface area -----497.86sqm -----**NO CHANGES**

There will be no increase in hard surface area – no OSD will be required

**6) MATTERS FOR CONSIDERATION UNDER SECTION 79C OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979****6.1) The provisions of any environmental planning instrument**

The proposal is subject to the provisions of the Pittwater Development Control Plan 21 and the relevant supporting Council Local plan. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

There are no other environmental planning instruments applying to the site.

**6.2) Any development control plan**

The development has been designed to comply with the requirements of the locality and the general principles of Development Control 21. It is considered that the proposed design respects the aims and objectives of the DCP and the locality in that it reinforces the existing residential character of the area and is compatible with the existing uses in the vicinity.

**6.3) Any matter prescribed by the regulations that apply to the land to which the development relates**

No matters of relevance area raised regarding the proposed development.

**6.4) The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.**

It is considered that the proposal, which seeks consent for alterations and additions to an existing dwelling will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area.

The proposal is well designed having regard to the relevant provisions of the Pittwater Development Control Plan 21

**6.5) The suitability of the site for the development**

The subject land is in the C4 Environmental living and the proposed development is permissible as category 1 development. The site is considered suitable for the proposed development. The proposal will provide for alterations and additions to an existing dwelling which will not have a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

**6.6) Submissions made in accordance with this Act or the regulations**

This is a matter for Council in the consideration of this proposal.

**6.7) The public interest**

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

**Conclusion**

The proposal which provides for alterations and additions to an existing residence will not have any detrimental impact on the adjoining properties or the locality.

The proposal is in keeping with Council's aim and objectives for the locality. There will be no effect upon neighbouring residences, local fauna or flora.

In scale, form and finishes, the proposal will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours. As the proposed development will not have any significant



impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.

## APPENDIX 1: EXISTING SITE PHOTOS



VIEW LOOKING TOWARDS THE REAR OF THE DWELLING – PROPOSED FIRST FLOOR BALCONY  
ADDITION





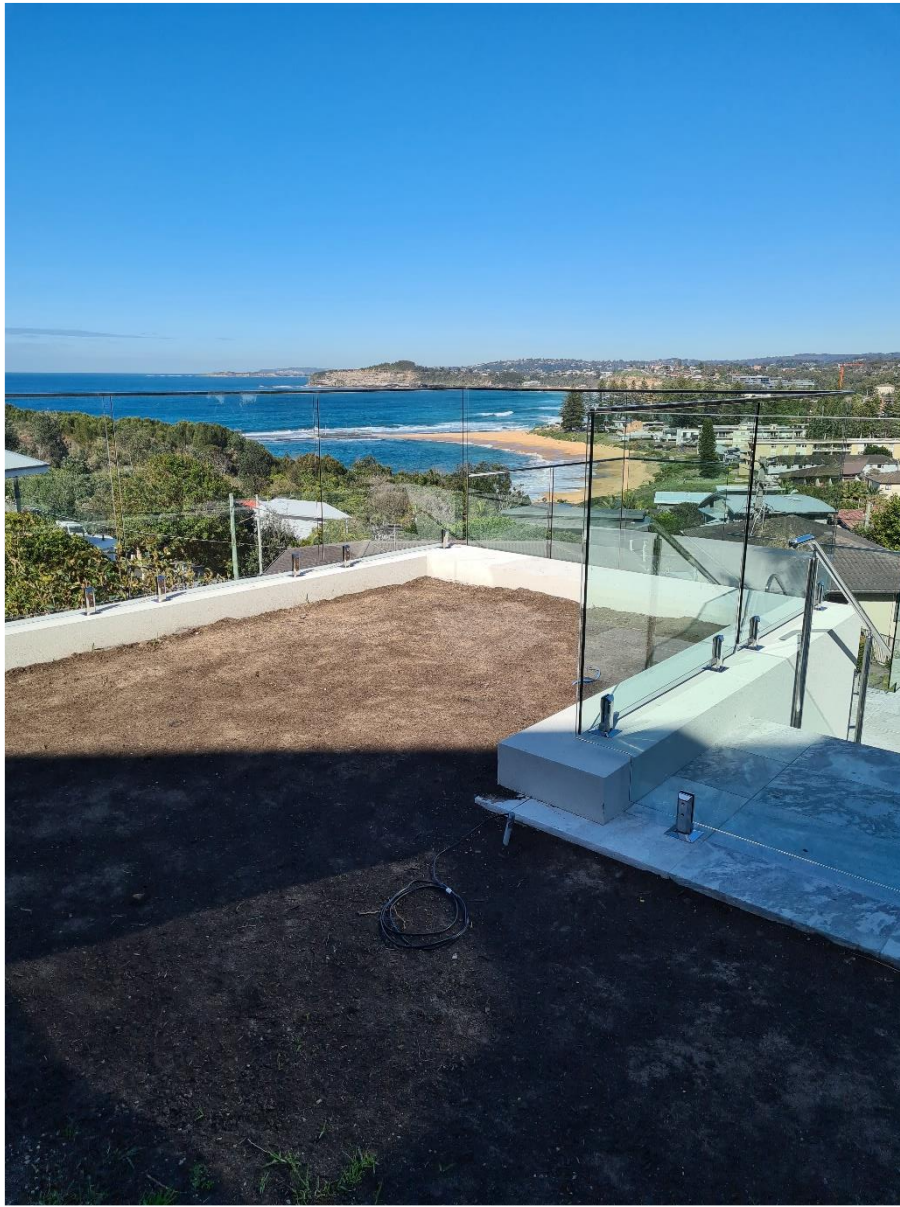
VIEW LOOKING SOUTH WEST FROM THE REAR OF THE DWELLING – PROPOSED EXTENDED BALCONY





VIEW LOOKING FROM THE STREET TOWARDS THE FRONT OF THE DWELLING, GARAGE IN THE FOREGROUND





VIEW LOOKING TO THE REAR OF THE SITE FACING SOUTH

## SCHEDULE OF EXTERIOR FINISHES

### 45 Hillcrest Avenue, Mona Vale

<b>BALCONY</b> First floor	Structure to be of similar colours to existing dwelling and existing balcony
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