



Statement of Environmental Effect



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33 HILLCREST AVENUE, MONA VALE

NEW HOUSE, CABANA & NEW POOL

Prepared for Mr. and Mrs. Stevens

project no 1809

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1.0 INTRODUCTION

This Statement of Environmental Effects is a report that forms part of an application for development consent submitted to Northern Beaches Council (Pittwater) for: -

- Demolition of an existing dwelling
- Construction of a New House, Cabana and Swimming Pool and associated works.

The location of the proposal is 33 Hillcrest Ave, Mona Vale known as Lot 43, Section C, DP 6195

The site has an area on title of 907.7m² and currently houses a dilapidated double storey dwelling with attached garage.

Key features of the site are:

- The site shape is generally rectangular with access from Hillcrest Avenue.
- The site is accessed from the east, the rear boundary adjoins another property accessed from Grandview Parade.
- The site falls away steeply from the street with a drop of 13m from the front boundary to the rear boundary.

This report refers to the following accompanying documents:-

- Architectural Drawings A00-A12, Project No. 1809
- Landscape Plan
- Arborist Report
- Survey
- Geotechnical Report
- Digital Model (Movie)
- Basix Certificate

This report examines the issues of compliance with Council codes, analyses the potential environmental impacts of the development and summarises the design opportunities that the proposal provides. The report will demonstrate how the proposal succeeds the test of compliance with the relevant LEP, DCP and statutory policies that apply to the site and is appropriate for granting of consent on the merits of the application and design.



2.0 THE SITE, BACKGROUND & DESIGN RESPONSE

2.1 Site Location & Details

The site is located on the west side of Hillcrest Avenue in Mona Vale



Photo 1, Street view from Hillcrest Ave.



Photo 2, View of existing dwelling from Hillcrest Ave

2.2 Description of the Proposed Development

The existing dwelling is a dilapidated 2 storey home with an attached garage. The existing dwelling is in poor condition and is beyond repair. The proposal is to demolish the existing dwelling to create a new family home.

The proposed new dwelling is a three storey home with a high degree of modulation of the walls facing the front, rear and side boundaries. The design not only breaks the walls vertically, but also horizontally, with the upper storey setbacks increased over ground floor. The location of the dwelling on site provides larger than usual setbacks. The combination of these two key elements has been used to provide ocean views from the main rooms within the dwelling on all storeys from the western parts of the dwelling.



Image 1, Front perspective from the east.



Image 2, Rear perspective from the southwest

3.0 PLANNING CONTROLS & COMPLIANCE PITTWATER 21 DEVELOPMENT CONTROL PLAN & PITTWATER LOCAL ENVIRONMENT PLAN 2014

The following responses deal with the clauses relevant to this application and in particular, the Locality Statement relevant to the site.

Pittwater LEP 2014

Zoning E4 Environmental Living
Zone Objectives

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*
- *To provide for residential development of a low density and scale integrated with the landform and landscape.*
- *To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.*

The proposed development is permissible within the zone

Height The property is located on the map within the 8.5m maximum height.
Height Objectives

- (a) to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,*
- (b) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (c) to minimise any overshadowing of neighbouring properties,*
- (d) to allow for the reasonable sharing of views,*
- (e) to encourage buildings that are designed to respond sensitively to the natural topography,*
- (f) to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.*

Definition	<i>Building height (or height of building)</i> means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like
Proposal	<p>The proposal has a maximum height of 8.48m.</p> <p>The height complies numerically, and also complies with objectives.</p>

B5.7 Stormwater Management - On-Site Detention

Outcomes *Rates of stormwater discharged into receiving environment maintained or reduced.*

Controls A Stormwater Concept Plan has been prepared by Barrenjoey Consulting Engineers and forms part of this application.

The proposal complies.

B6.5 Off-Street Vehicle Parking

Outcomes *To ensure safe and convenient access and parking is provided.
Pedestrian Safety*

Controls The access, driveways and parking areas have all been designed to comply with relevant codes.
The proposal reuses the cross over and part of the existing private driveway off Hillcrest Ave. Parking for 2 cars is provided in a new garage.

The proposal complies.

C1.1 Landscaping

Outcomes A built form dominated and complemented by landscaping. Landscaping that reflects the scale and form of development.

Controls A Landscape Plan has been prepared and accompanies this Development Application.

The proposal complies.

C1.3 View Sharing

Outcomes Public views and vistas are protected, maintained and where possible, enhanced.
Maintain reasonable sharing of views from public places and living areas.

Controls The proposal has minimal impact on surrounding views from private domains and no impact on public domain. As demonstrated in the Site Background in this report, the proposal does not result in any unacceptable view loss to any adjoining properties

The proposal complies

C1.4 Solar Access

Outcomes *Residential development is sited and designed to maximise solar access during mid-winter.
A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development.
Reduce usage and/dependence for artificial lighting.*

Controls The proposal is accompanied by shadow diagrams. These demonstrate compliance with the controls for maintaining solar access to adjoining properties. The shadow diagrams demonstrate compliance with council policies in regards to the retention of no less than 3hrs sunlight to living areas and private outdoor areas.

The proposal complies.

C1.5 Visual Privacy

Outcomes	<i>Habitable rooms and outdoor areas shall achieve and maintain visual privacy.</i>
Controls	The proposal has been designed to make maximum advantage of the beach views to the south. The proposal is designed to look past the neighbouring properties to the south and east. The main living areas in the house are on the ground and lower ground floors with the upper balcony not facing living spaces in the neighbouring dwellings. Visual privacy between the hokes will be maintained.
	The proposal complies.

C1.7 Private Open Space

Outcomes	<i>Dwellings are provided with a private, usable and well-located area of private open space for the use and enjoyment of the occupants. (S)</i> <i>Private open space is integrated with, and directly accessible from, the living areas of dwellings. (S)</i> <i>Private open space receives sufficient solar access and privacy. (En, S) Residential development is sited and designed to maximise solar access during mid-winter.</i>
Controls	Ample private open space is provided.
	The proposal complies.

D9.1 Character As Viewed From A Public Place

Outcomes	<i>To achieve the desired future character of the Locality. [SEP]</i> <i>To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built form and natural environment.</i> <i>To enhance the existing streetscapes and promote a scale and density that is in scale with the height of the natural environment. [SEP]</i> <i>The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation.</i> <i>High quality buildings designed and built for the natural context and any natural hazards.</i> <i>Buildings do not dominate the streetscape and are at 'human scale'. Within residential areas, buildings give the appearance of being two-storey maximum.</i> <i>To preserve and enhance district and local views which reinforce and protect Pittwater's natural context. [SEP]</i>
Controls	The proposal complies and provides all elements as required by the control.

D9.3 Building Colours, Materials and Construction

Outcomes	<i>The development enhances the visual quality and identity of the streetscape.</i> <i>To provide attractive building facades which establish identity and contribute to the streetscape. [SEP]</i> <i>To ensure building colours and materials compliments the visual character of its location with the natural landscapes of Pittwater. [SEP]</i> <i>The colours and materials of the development harmonise with the natural environment.</i> <i>The visual prominence of the development is minimised.</i> <i>Damage to existing native vegetation and habitat is minimised.</i>
Controls	The proposal satisfies all controls of D1.5. A schedule of colours and finishes accompanies this Development Application to demonstrate compliance.

D9.6 Front Building Line

Outcomes	<i>Achieve the desired future character of the Locality.</i> <i>The amenity of residential development adjoining a main road is maintained.</i> <i>Vegetation is retained and enhanced to visually reduce the built form.</i> <i>Vehicle manouvering in a forward direction is facilitated.</i> <i>To encourage attractive street frontages and improve pedestrian amenity.</i> <i>To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.</i>
Controls	<p>The controls require that <i>'The minimum front building line shall be 6.5m, or established building line, whichever is the greater'.</i></p> <p>The proposed dwelling sits in line with existing default setbacks set by the neighbouring dwellings. Due to the steep topography the houses and especially the garages have been located closer to the street for easier access. The proposal does not comply with the 6.5m front setback however is in keeping with default front setback in the street.</p> <p>The proposal complies.</p>

D9.7 Side and Rear Building Line

Outcomes	<i>The proposal satisfies all outcomes of D11.7</i> <i>Achieve the desired future character of the Locality.</i> <i>The bulk and scale of the built form is minimised</i> <i>To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping</i> <i>To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties</i> <i>Substantial landscaping, a mature tree canopy and an attractive streetscape</i> <i>Flexibility in the siting of buildings and access</i> <i>Vegetation is retained and enhanced to visually reduce the built form</i>
Controls	<p>The controls require that the minimum setback is 2.5m for at least one side and 1m for the other and 6.5m to the rear.</p> <p>The proposal provides varied setbacks across the building, it allows for highly modulated facades which helps in reducing bulk and scale.</p> <p>The proposal complies.</p>

D9.9 Building Envelope

Outcomes	<i>The proposal satisfies all outcomes of D11.9</i>
Controls	<p>The controls require that <i>'Buildings are to be sited within an envelope projected at 45 degrees from a height of 3.5m above natural ground level at the side boundaries....'</i></p> <p>Due to the steep topography of the site the proposal has some minor non compliances with the side boundary envelopes these are indicated on the north east elevation and south west elevation.</p> <p>We submit that the proposal should be supported for approval on the basis of compliance in general terms with the envelope and outcomes.</p> <p>The minor breach in envelope provides no adverse effects to privacy or solar access to the neighbouring dwelling.</p>

D9.11 Landscaped Area: – Environmentally Sensitive Land

Outcomes	<i>Achieve the desired future character of the Locality. The bulk and scale of the built form is minimised. A reasonable level of amenity and solar access is provided and maintained. Vegetation is retained and enhanced to visually reduce the built form. Conservation of natural vegetation and biodiversity. Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels. To preserve and enhance the rural and bushland character of the area. Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.</i>
Controls	<p>The control requires a maximum of 40% site coverage and a minimum of 60% landscaped area. But a variation is allowed <i>'for single dwellings on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (e.g. roofed or unroofed pergolas, paved private open space, patios, pathways and uncovered decks no higher than 1 metre above ground level (existing)).'</i></p> <p>The site is zoned E4. The control requires a minimum of 60% of the site shall be landscaped area.</p> <p>Provided the outcomes are achieved, the DCP allows variations for up to 6% of the total site area to be impervious landscape treatments for outdoor recreation.</p> <p>The current dwelling has landscaped area of 551.11m² which equates to 60.71% of the site.</p> <p>The proposal provides the following:</p> <ul style="list-style-type: none">▪ 505.85m² – 55.73% Soft Landscape▪ 39.33m² – 4.33% - (6% Variation) - Uncovered Deck Areas▪ Covered Terrace – Not Included▪ Pool Surface – Not Included <p>Total landscaped space is 60.00%; refer to dwg A01 – Area Calculations for details.</p> <p>The proposal complies.</p>

Waste Management

The proposal for a new dwelling, cabana and pool will result in relatively small amounts of waste materials. The majority of the materials to be demolished or are anticipated be disposed of at the 'Kimbriki tip'. Wherever possible, any timber products will be reused for temporary building requirements such as formwork for concreting and temporary bracing, in the construction to maximise reuse and recycling of materials and minimise overall waste.

5.0 CONCLUSION

The proposal for a new dwelling, cabana and pool at 33 Hillcrest Ave, Mona Vale as submitted is permissible with the consent of Council. The development is consistent with the provisions of the Pittwater LEP 2014 and responds to the relevant P21 DCP controls and outcomes.

The proposal is in keeping with the Desired Future Character statement for the area. The development will provide a positive contribution to the streetscape and the public domain.

The proposal will not have any unacceptable adverse environmental effects and conforms to the relevant statutory planning requirements.

The application is therefore suitable for approval.

