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# STATEMENT OF ENVIRONMENTAL EFFECTS NORTHERN BEACHES COUNCIL

PROPOSED ALTERATION & ADDITION  
AT 10 HILLCREST AVE, MONA VALE 2103

SEPTEMBER 2019

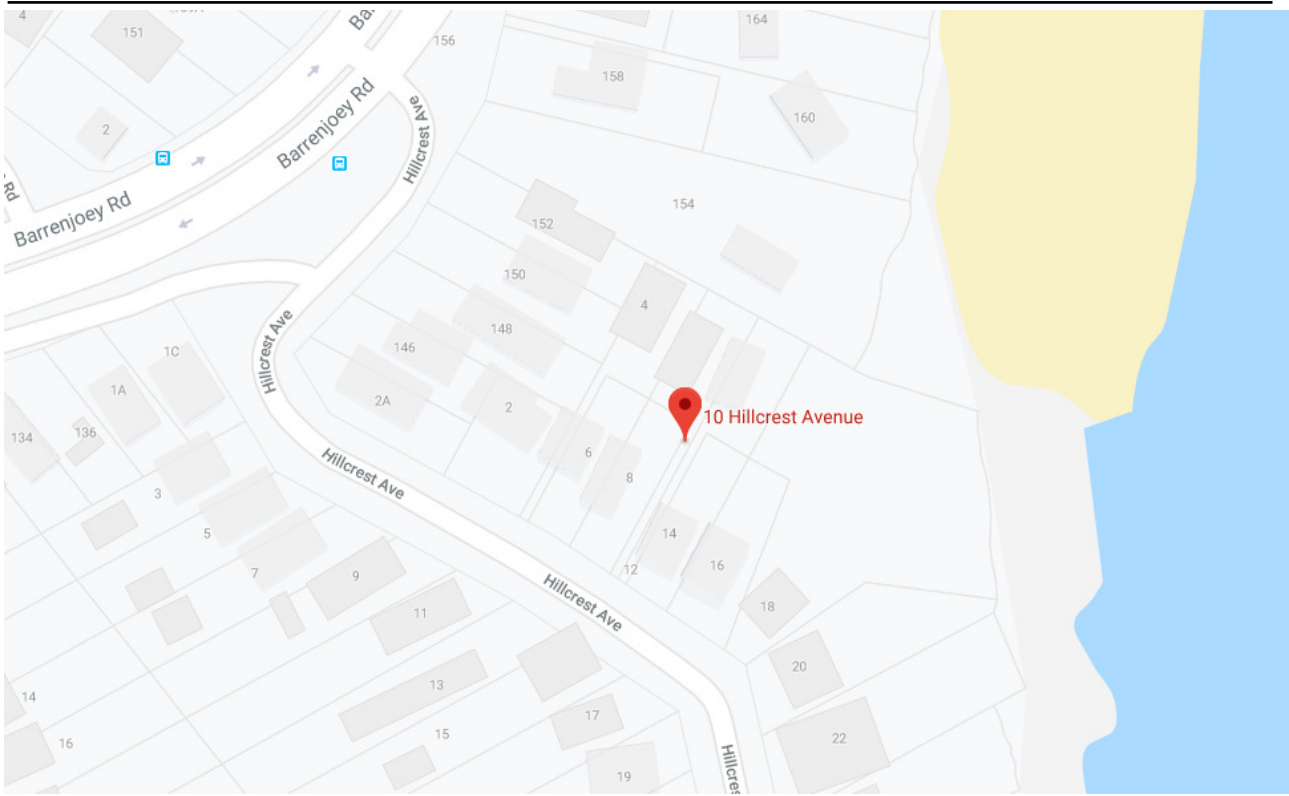
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## SITE LOCATION

### SITE & LOCALITY DESCRIPTION

- The subject allotment is known as No. 10 Hillcrest Ave, Mona Vale
- The legal description of this property comprises of Lot 8B, DP372411
- The site is within Zone E4 – Environmental Living under Pittwater LEP2014
- Currently, it is occupied by a single storey 1 bed dwelling
- The Site area is 621.7m<sup>2</sup> and is a rectangular shape
- The land slopes towards Northern Boundary on average 11°
- Development Consent DA2018/1534 has been granted on 12/02/2019 for the proposed Alteration & Addition prepared by Mitch Clark Design & Drafting Services.
- Construction Certificate 2019/049/01 was approved on 29 April 2019
- Construction work (retaining walls) has already commenced.



REAR VIEW TOWARDS EAST - EXISTING



REAR VIEW TOWARDS WEST - EXISTING



WESTERN BOUNDARY - EXISTING



LOOKING TOWARDS NORTH BOUNDARY

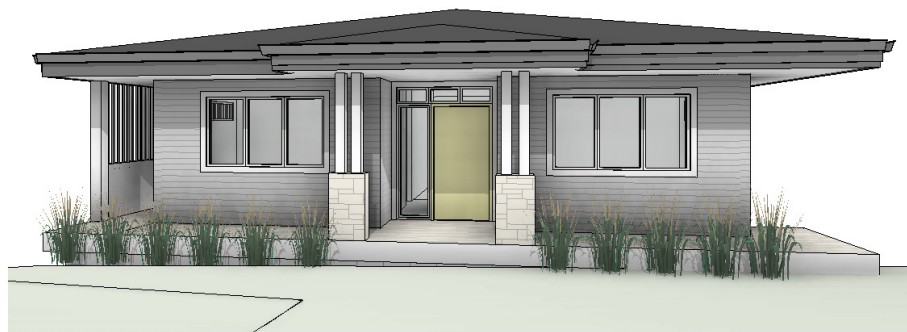
#### RISK & HAZARDS

- The subject site is NOT in Flood Hazard Zone
- The subject site is NOT in Bushfire Hazard Zone
- The subject site IS in Geotechnical Hazards Zone
- The subject site IS in Coastal Risk / Cliff Instability Zone

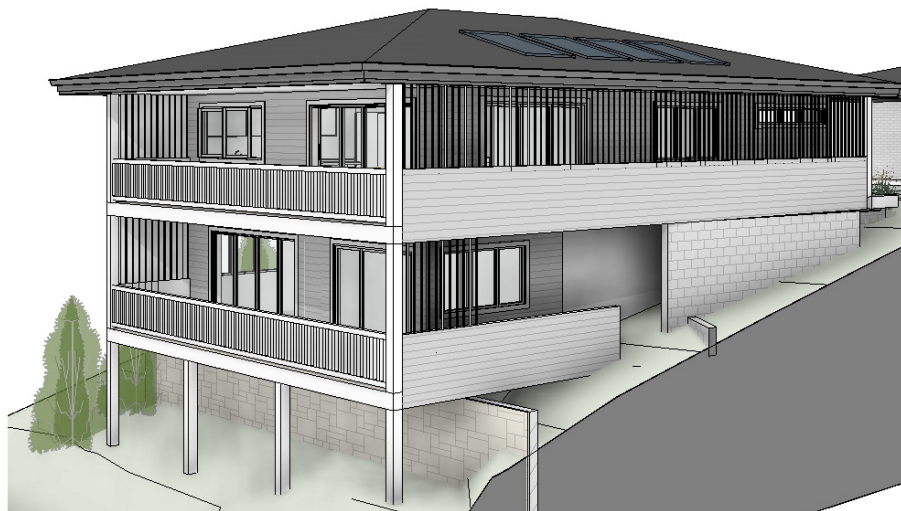
#### DESCRIPTION OF PROPOSAL

- DA2018/1534 – prepared by Mitchell John Clark
  - o Carport addition
  - o Ground Floor Extension
  - o First Floor Addition

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- Verandas wrapping around the proposed FFL
  - Remedial Works to existing retaining walls
  - Internal Modification
- Section 4.55 as per design & plans dated 25.09.19 & prepared by Blue Sky Building Designs
- Internal layout redesign to max the use of space and minimise plumbing work
  - Changes to the windows as the consequence of internal layout redesign
  - Change of roof slope to 15° to accommodate solar panels
  - Roof extension over entry porch (aesthetic reasons)
  - Roof extension over rear balcony (weather protection)
  - Side (Western boundary) walkway on FFL with privacy screens (easy fire access)
  - No changes to the GFA and building footprint



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION (LOOKING FROM NW CORNER)

#### DESIGN COMPLIANCE

Proposed New Dwelling is designed to satisfy Pittwater LEP2014 and DCP 21 2004



Summary Type	Control	Proposed	Compliance
LEP4.3. Max. Bld. Height	the maximum height 8.5m above NGL	Below 8.5m	Yes
B5.7 Stormwater Management - On-Site Stormwater Detention	An On-Site Detention (OSD) facility is to be installed where the development results in additional hard (impervious) surface area of greater than 50m <sup>2</sup> (on a cumulative basis since February 1996) and on land designated through mapping as requiring OSD facility	Stormwater Design prepared by NB Consulting Engineers 16.03.2019	Yes
B6.3 Off- street parking	Main dwelling - Min 2 off street	Single garage + carport	Yes
B8.1. Excavation and Landfill	Excavation greater than 1 metre deep and any landfill greater than 1.0 metres in height must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater	No changes to retaining walls, landfill & excavations proposed to DA2018/1534  Geotech report prepared by Jack Hodgson Consultants dated 6.08.18	Yes
C1.3. View sharing	All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties	12 Hillcrest Ave – proposed alteration & addition is not affecting the view loss  4 Hillcrest Ave – Timber balcony (North elevation) in in line with the balcony of 10 Hillcrest Ave. Proposed changes are not affecting in a view loss.  8 Hillcrest Ave – view between properties at 14 & 12 Hillcrest Ave  No significant view loss	Yes
C1.4. Solar Access	The main private open space of each dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st	Property at 12 Hillcrest Ave is the most affected by the overshadowing, however the sunlight to main private open space is over 3h on the shortest	Yes

		day of the year – refer to shadow diagram	
C1.5 Visual Privacy	Private open space and elevated decks and verandahs should incorporate privacy screens where necessary	<p>Eastern Elevation – privacy screens to FFL protecting the privacy of the tenants at 12 Hillcrest Ave</p> <p>Southern Elevation – proposed verandah &amp; deck are screened off by the wall 1m + vertical slats at the angle of 45° - there is no privacy loss impact on the tenants of the property at 4 Hillcrest Ave</p>	<p>Yes</p> <p>Yes</p>
C1.7. Private open space	Minimum 80m <sup>2</sup> of private open space per dwelling at ground level, with no dimension less than 3 metres	Lawn area at the RL45.00 and measurements 5.2m x 15.2m provided	Yes
C1.23 Eaves	<p>Dwellings shall incorporate eaves on all elevations.</p> <p>Eaves must be a minimum of 450mm in width, excluding any fascia/barge boards and gutters.</p>	Eaves of min 1m provided	Yes
D9.1. Character as viewed from a public place	<p>The bulk and scale of buildings must be minimised.</p> <p>Landscaping is to be integrated with the building design to screen the visual impact of the built form</p>	<p>Proposed verandas &amp; deck are minimising the visual bulk scale.</p> <p>Planting of Lilly pillie has been proposed on the Eastern Elevation to screen the visual impact of the build form</p>	Yes
D9.3 Building Colours and Materials	External colours and materials shall be dark and earthy tones	<p>External walls – medium grey as per DA2018/1534</p> <p>Roof – Basalt or similar as per DA2018/1534</p>	Yes
D9.6 Front Building Line	6.5 or established building line, whichever is the greater	Below 6.5m	Yes
D9.7. Side setback	2.5m at least to one side; 1.0m for other side.	<p>Proposed 2.3m to Eastern</p> <p>Proposed 1.88m to Western veranda</p>	No*
	Rear setback – min 6.5m	>7.5m	Yes
D9.9. Building	45 degrees from a height of 3.5m	Southern Elevation –	Yes

Envelope	above NGL at the side boundaries	below Northern Elevation – No*	No*
D9.11. Landscaped Area – Environmentally Sensitive Land	Min 60% for E4 zone	DA2018/1534 – 43.6%  Proposed under section 4.55 – 49.5% resulting in 5.9% increase	No*

## SECTION 4.55 CONSIDERATIONS

### D9.7 Side and rear building line

#### Controls

*Land zoned E4 Environmental Living – 2.5m to at least one side & 1.0m for other side*

#### Variations

*Where alterations and additions to existing buildings are proposed, maintenance of existing setbacks less than as specified may be considered where it is shown that the outcomes of this clause are achieved.*

*Side and rear setbacks may be varied for residential flat buildings and multi dwelling housing under the following circumstances provided Council is satisfied that the adjoining properties will not be adversely affected and that the outcomes of this clause are achieved:*

- *Where it can be demonstrated that the objectives of the controls can be achieved without strict adherence to the standards.*
- *Where the site constraints make strict adherence to the setback impractical and the applicant can demonstrate that development complies with the objectives of this DCP.*
- *Where strict compliance with these requirements will adversely impact on the views of adjoining residential properties.*
- *Unroofed balconies, verandahs, covered entranceways, porches and light or open structures (including carports).*
- *Minor encroachments into setback areas are permissible, including roof eaves, sunhoods, gutters, downpipes, chimneys, light fittings, electricity and gas meters, TV aerials and satellite dishes.*

Eastern Setback is maintained and in line with the existing. Proposed rear extension is proposed to be parallel with the side boundary lines to maximise the side setback, resulting in setback 2.3m.

Setback 2.3m is considered to be a minor encroachment and only 200mm less than recommended 2.5m

Western setback – is proposed to be 1.88m to the privacy screen covering the patio (balcony) and over 3.0m to the wall of the dwelling.

Proposed Western setback is 800mm more than recommended 1m

### D.9.9 Building envelope

#### Controls

*Planes are to be projected at 45 degrees from a height of 3.5 metres above ground level (existing) at the side boundaries to the maximum building height*

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### Variations

*Eaves or shading devices that provide shade in summer and maximise sunlight in winter, shall be permitted to extend outside the building envelope.*

*Council may consider a variation for the addition of a second storey where the existing dwelling is retained.*

Southern (Front) Elevation is 1 level – building envelope is compliant

Northern Elevation – proposed floor addition is slightly encroaching over the building envelope.

Encroachment is visually shown on Eastern Elevation.

To minimise the bulkiness and impact - native planting (e.g. Lilly Pilly) has been proposed.

Northern Elevation – encroachment is only over the proposed & screened veranda.

Verandas is providing an emergency exit in case of the fire as well as protecting the Northern windows from the hot sun.

### D1.11 Landscaped Area - Environmentally Sensitive Land

#### Controls

*The total landscaped area on land zoned E4 Environmental Living shall be 60% of the site area.*

*The use of porous materials and finishes is encouraged where appropriate.*

*Any alterations or additions to an existing dwelling shall provide a minimum 60% of the site area as landscaped area.*

#### Variations

*Provided the outcomes of this control are achieved, the following may be permitted on the landscaped proportion of the site:*

- 1. impervious areas less than 1 metre in width (e.g. pathways and the like);*
- 2. for single dwellings on land zoned 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)).*

Landscaped area proposed in DA2018/1534 was 43.6%

Revised design is resulting in the landscaped area increasement to 49.5%

Proposed improvement.



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## CONCLUSION

The proposed redesign submitted to Council under Section 4.55 has been designed appropriately and with the recommendations of Pittwater's DCP and LEP 2014.

The proposed changes to the development supposed to increase the value of the property , it's visual appearance and minimise the impact on the impact on the adjoining properties.

So therefore by complying with most of council's objectives and taking these matters into consideration, we hope that council considers this application adequately.

Prepared by

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**BLUE SKY BUILDING DESIGNS**