



40 Hillcrest avenue Mona Vale Development Application

Prepared for: Kershaw family

lot 18 SEC. D dp 6195

Prepared by: HOUSED by Nanna Lesiuk, nannalesiuk@housedarchitects.com

STATEMENT OF ENVIRONMENTAL EFFECTS

Development Application

40 Hillcrest Avenue Mona Vale NSW 2106

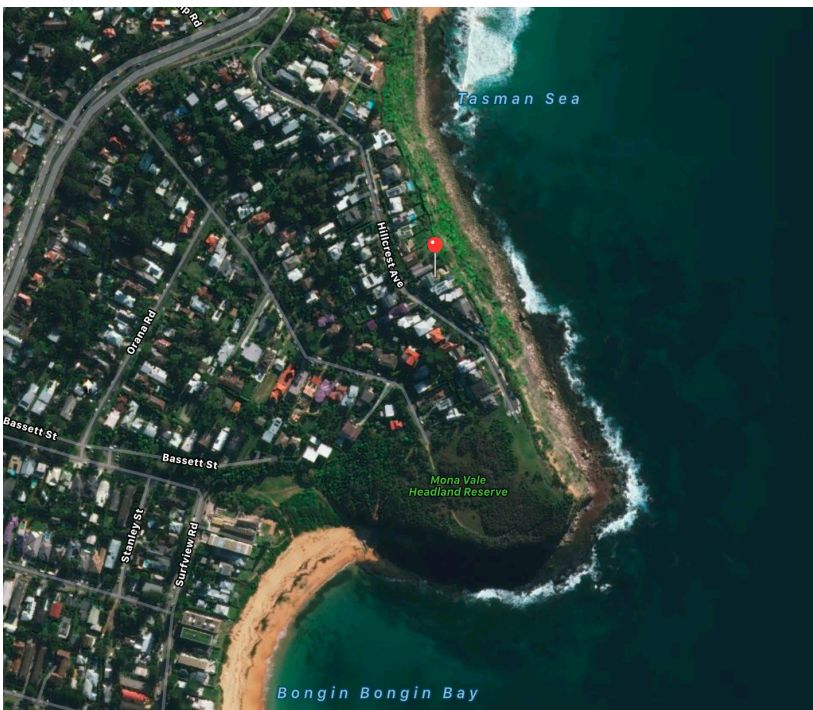
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EXECUTIVE SUMMARY

This State of Environmental Effects has been prepared in accordance with the relevant policy and legislation as set out by Northern Beaches Council. Consideration has been given to Pittwater Council Local Environment Plan 2014, Pittwater Council Development Control Plan 2014 and applicable State Environmental Planning Policies.

1.0 Site Description

The subject site is 40 Hillcrest avenue Mona Vale. Lot18 Sect D D.P6195 The site area is 752.5sqm by survey. The site is one of only thirty odd properties with direct frontage onto the Mona Vale Headland. The building area of the site is relatively level with a 50 metre fall to the cliff base / mean high water mark.



The houses to the north cliffside of Hillcrest avenue enjoy panoramic views across to Bungan Beach and also have an outlook to the south over Mona Vale Beach and headland. These clifftop sites are as a consequence highly exposed to coastal weather elements with strong winds impacting on building design. The houses in this vicinity are generally masonry and concrete structures which are for the most part sited on the natural ground. The houses present a strong scale to the streetscape. The usable building area of these sites is also largely diminished due to the dramatic cliff face which also contributes to these large scale forms to the streetscape.

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HOUSED by Nanna Lesiuk



The existing 2 to 3 storey rendered brick and tile residence with garage to the street level is a typical example of dwellings in this street. To the north, number 38 Hillcrest is 2 to 3 three storey dwelling and similarly number 42 .

number 38 Hillcrest



number 40 Hillcrest - subject site



number 42 Hillcrest

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2.0 Proposal

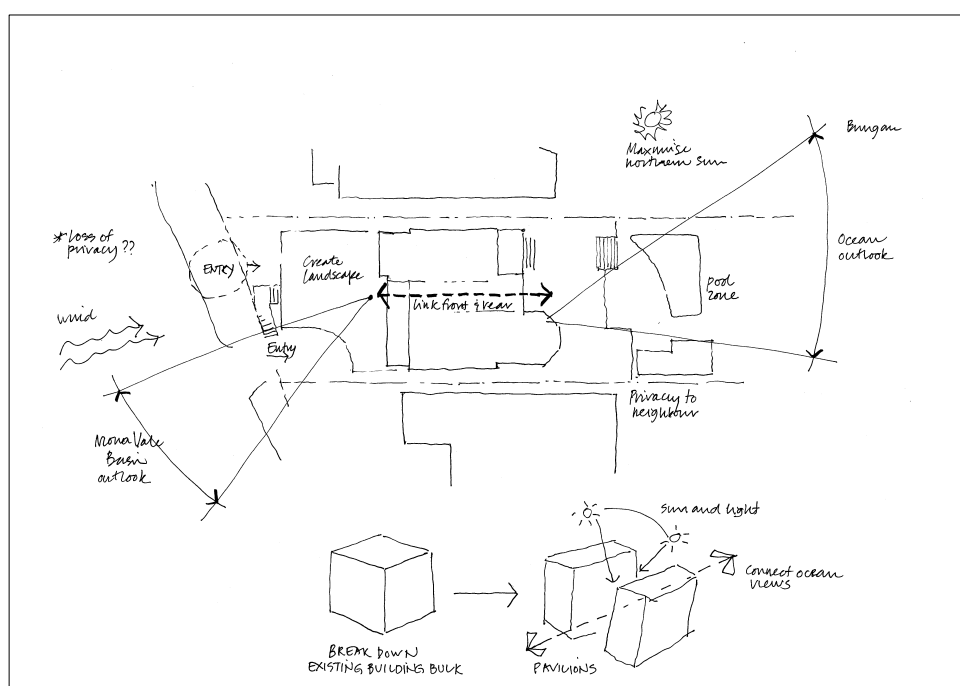
The proposal is for alteration and additions to the existing two to three storey rendered brick and concrete dwelling house. The proposal aims to address the visual impact of the dwelling whilst improving and utilising landscape living areas to both the front and rear of the property.

The development is supported by recommendations outlined in the following reports:

- BASIX Certificate No.A430122 GRS building
- Survey 22/04/2021 - CMS Surveyors
- Geotechnical Report 7 December 2021 White Geotechnical Group
- Coastal Engineering Advice 2 December 2021 Peter Horton

The existing dwelling was last refurbished around the late 1980's with some remnants of the original dwelling visible on the north side of the ground floor. The dwelling as it currently stands is a substantial concrete, rendered brick and tile roof structure. As a response to the exposed climatic conditions, the dwelling is largely internalised with infilled balconies and tinted windows.

The proposed alteration, aims to “break down” the bulk and scale of the dwelling by redefining the internal planning creating two pavilions linked by a two storey living room connecting the front landscape to the rear. The pedestrian entry and garaging have also been reconfigured with a common entry point at street level thereby creating more usable private landscape to the front. In addition bedrooms to the upper floor have been reconfigured to defined family zones allowing engagement with the outside by reinstating balconies to both sides.



EFFECTS
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The general structure is in sound condition and has withstood the environmental impact in the area. The proposed works extends the existing building vocabulary whilst integrating natural materials and textures to improve natural light and ventilation within the dwelling and address the visual appeal.

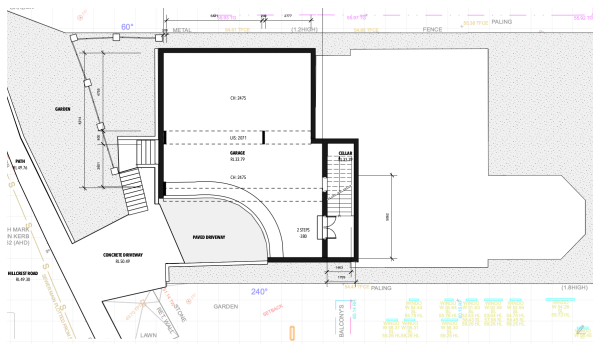
An upgrade of the existing pool area, structures and landscape forms part of this application to improve the connection of built and natural landscape areas.

The proposed works represents an improvement in the relationship of the building to the site and improved amenity for the residents and has minor additional impact to the surrounding neighbours or to the public realm.

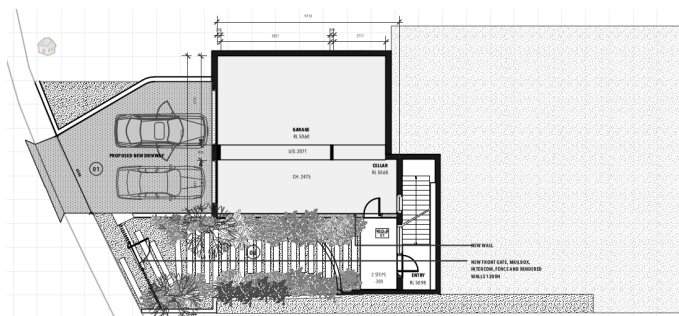
The proposed new works consists of the following:

1.ENTRY LEVEL

Existing Floor plan



Proposed works - Garage floor plan



- reconfigure existing garage entry and driveway
- new street level pedestrian entry

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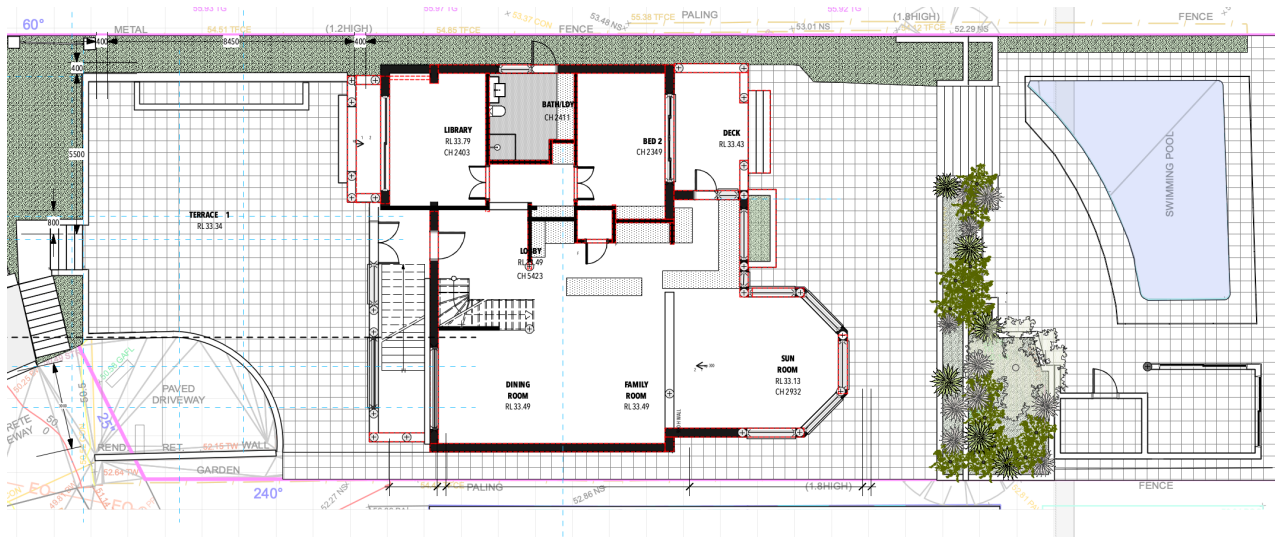
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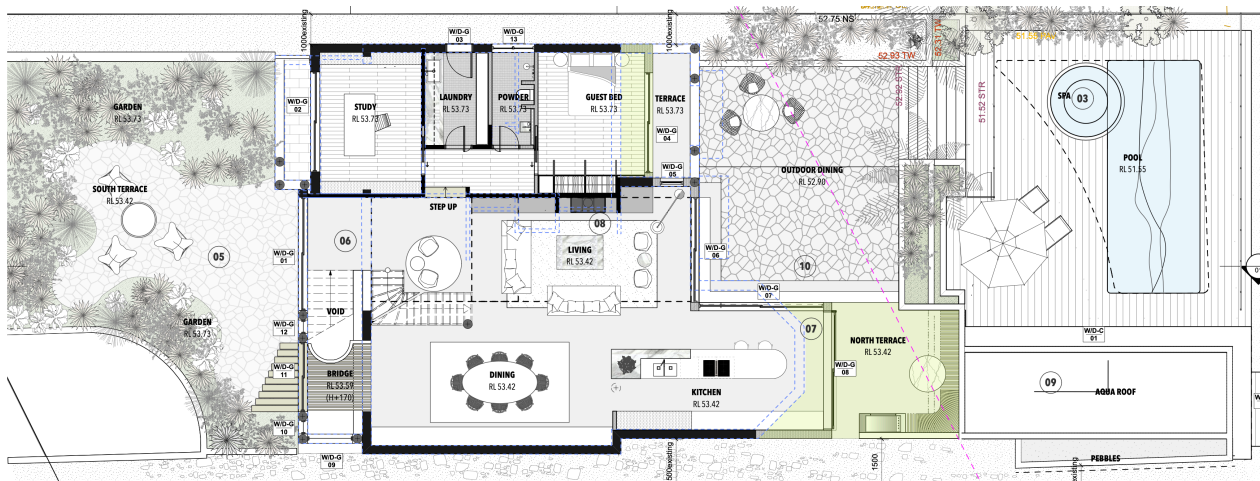
2. LIVING LEVEL

Existing floor plan



Proposed works - Ground floor plan

- upgrade existing garage roof terrace and landscape
- reconfigure internal living / kitchen - improve landscape connection
- new covered outdoor area
- remove pitched roof over cabana and replace with flat “aqua roof” to improve visual impact
- upgrade existing pool area - integrate spa + new decking



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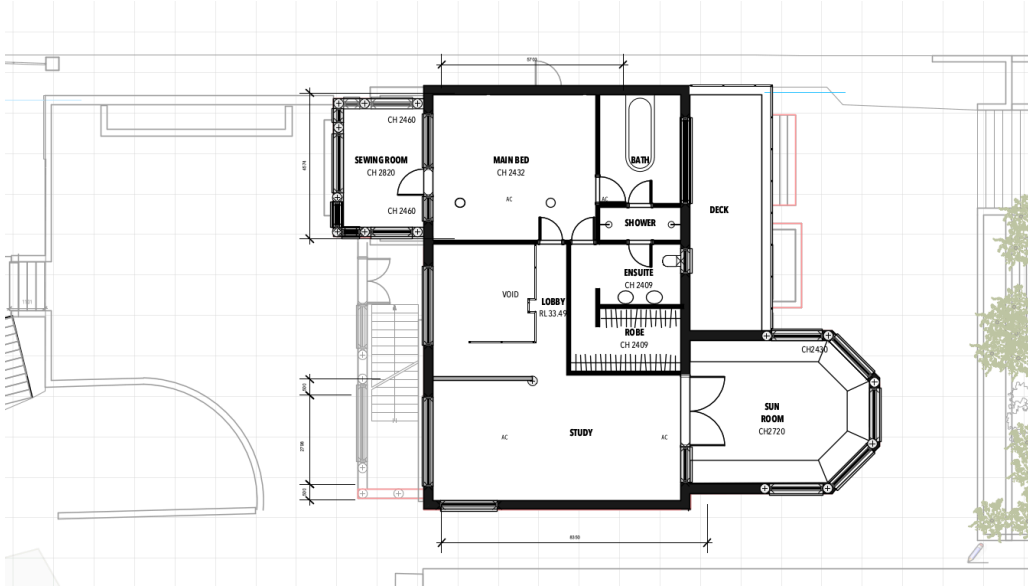
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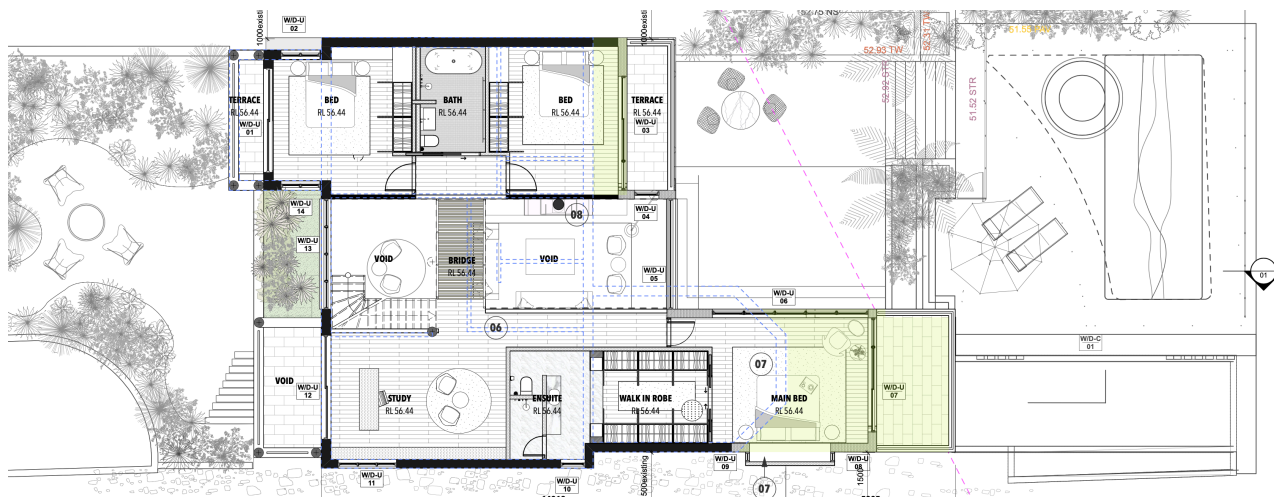
3.BEDROOM LEVEL

Existing floor plan



Proposed works - Upper floor plan

- reconfigure existing bedrooms and balconies
- demolish / rebuild new main bedroom wing
- new pavilion roof structure



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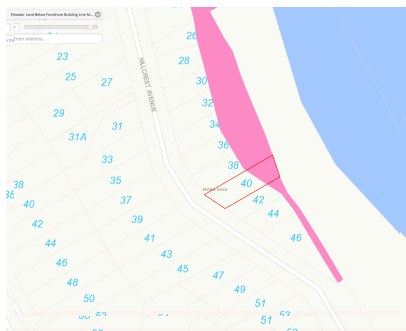
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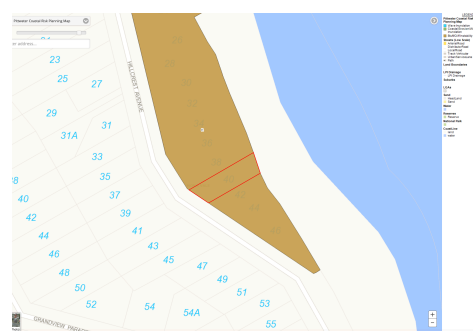
3.0 Pittwater LEP 2014

The site is and the proposed works is subject to the following principal development standards

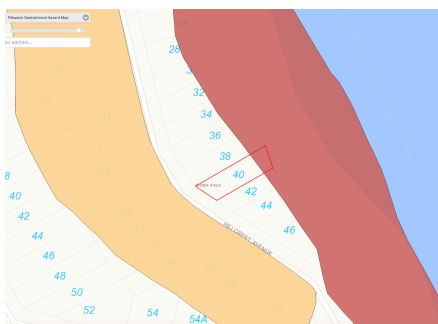
- Site zoned Environmental Living
- Height of Buildings - (8.5m)
- The site is not within a heritage conservation area nor does it contain a heritage item.
- The site is not located on bushfire prone land, is not a biodiversity area and is not affected by Acid Sulphate Soils.
- The site is not zoned as Flood Prone Land.
- The site is zoned geotechnical hazard on the Landslip Risk Map- see report from White Geotechnical
- The site is located in an area of Coastal risk hazard and bluff instability - see report from Peter Horton
- This site has an established history of residential zoning and use and has not been zoned for industrial, agricultural or defence purposes at any time. Therefore there is no evidence to suggest the land is likely to be contaminated and render it unsuitable for continued residential use.



foreshore building line



Coastal Risk Hazard - bluff instability



Geotechnical Hazard

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Section 7.8 Limited development on foreshore area

(1) The objectives of this clause are as follows:

(a) to ensure that development in the foreshore area will not impact on natural foreshore processes or affect the significance and amenity of the area,

(b) to ensure continuous public access along the foreshore area and to the waterway.

(2) Development consent must not be granted for development on land in the foreshore area except for the following purposes—

(a) the extension, alteration or rebuilding of an existing building wholly or partly in the foreshore area, but only if the development will not result in the footprint of the building extending further into the foreshore area,

(b) boat sheds, sea retaining walls, wharves, slipways, jetties, waterway access stairs, swimming pools, fences, cycleways, walking trails, picnic facilities or other recreation facilities (outdoors).

(3) Development consent must not be granted under this clause unless the consent authority is satisfied that—

(a) the development will contribute to achieving the objectives for the zone in which the land is located, and

(b) the appearance of any proposed structure, from both the waterway and adjacent foreshore areas, will be compatible with the surrounding area, and

(c) the development will not cause environmental harm such as—

(i) pollution or siltation of the waterway, or

(ii) an adverse effect on surrounding uses, marine habitat, wetland areas, fauna and flora habitats, or

(iii) an adverse effect on drainage patterns, or

(iv) the removal or disturbance of remnant riparian vegetation, and

(d) the development will not cause congestion or generate conflict between people using open space areas or the waterway, and

(e) opportunities to provide continuous public access along the foreshore and to the waterway will not be compromised, and

(f) any historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the land on which the development is to be carried out and of surrounding land will be maintained, and

(g) in the case of development for the alteration or rebuilding of an existing building wholly or partly in the foreshore area, the alteration or rebuilding will not have an adverse impact on the amenity or aesthetic appearance of the foreshore, and

(h) sea level rise, coastal erosion and recession, or change of flooding patterns as a result of climate change, have been considered.

(4) In deciding whether to grant consent for development in the foreshore area, the consent authority must consider whether and to what extent the development would encourage the following—

(a) continuous public access to and along the foreshore through or adjacent to the proposed development,

(b) public access to link with existing or proposed open space,

(c) public access to be secured by appropriate covenants, agreements or other instruments registered on the title to land,

The proposed new works are consistent with the aims and objectives of the foreshore building line clause in respect to the following points:

- there is no change to the primary aim of this development control for public access to the foreshore
- the existing / proposed is inaccessible from the foreshore cliff face
- Existing conditions and their impact to natural foreshore processes remains unchanged
- the proposed addition to the dwelling beyond the foreshore building line is for outdoor recreation purposes only
- the existing swimming pool, paved area and cabana within the foreshore area remain largely unchanged
- the extent of the proposed addition will not have an adverse impact on the amenity or aesthetic appearance of the foreshore
- the proposed works reinforces the foreshore character and respect for existing environmental conditions and as such the alteration or rebuilding of the existing building wholly or partly in the foreshore area will not have an adverse impact on the amenity or aesthetic appearance of the foreshore.

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4.0 Design Criteria

Built form controls as per Pittwater DCP 2014 applied to the proposed works

Built Form Controls	Requirement	Proposed	Comments	Complies
B1 Heritage Controls		N/A		
B2 Density Control		N/A		
B3 Hazard Control			landslip hazard coastal hazard	see accompanying reports
B4 Natural Environment	preservation of trees	improve landscape conditions	minimal change to existing conditions	Yes
B5 Water Management	protection of natural water courses	waterfront retained in its natural state	no change to existing conditions - stormwater to street	Yes
B6 Access and Parking		driveway adjusted	new driveway to existing garage to improve access	yes
B8 Site works Management	waste minimisation construction safety and management	no change to building footprint / excavation	excavation & Landfill waste minimisation	minimum excavation / retaining required
C1.1 Landscaping	60% landscape area	existing 48% soft + 12% paved area proposed 40% +12% recreation	landscape planting to be in accordance with Northern Beaches Council Native plant list increased planting to front terrace and mature tree planting to street	existing trees and vegetation to streetfront and terraces. Minor decrease in soft landscape.
C1.2 Safety and Security		site access from the street adjusted	improvement to safety for pedestrian and vehicular access	yes

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Built Form Controls	Requirement	Proposed	Comments	Complies
C1.3 View sharing		minor change to existing	principal views to subject and neighbouring dwellings retained - views from neighbouring upper floor unimpeded	Yes
C1.4 Solar Access	no overshadowing to principal living areas for midday winter sun	consistent with existing over shadowing conditions	no impact to adjoining private space	Yes
C1.5 Visual Privacy		minor change to existing	enhanced landscape to improve privacy to adjacent properties - privacy screen to upper floor bedroom deck	Yes
C1.6 Acoustic Privacy		Enclosed plant and equipment	acoustic treatment to pool equipment as required	
C1.7 Private Open Space		minor change to existing conditions	improved living terrace level and connection to landscape	Yes
C1.8 Dual Occupancy		N/A		
C1.9 Accessibility		N/A		
C1.10 Building Facades		N/A		
C1.11 Secondary Dwellings		N/A		
C1.12 Waste and Recycling		Existing council collection maintained		
C1.13 Pollution Control			No impact to health or environment	
C1.14 Separately Accessible Structures	N/A			
C1.15 Storage Facilities	N/A		No change to existing	

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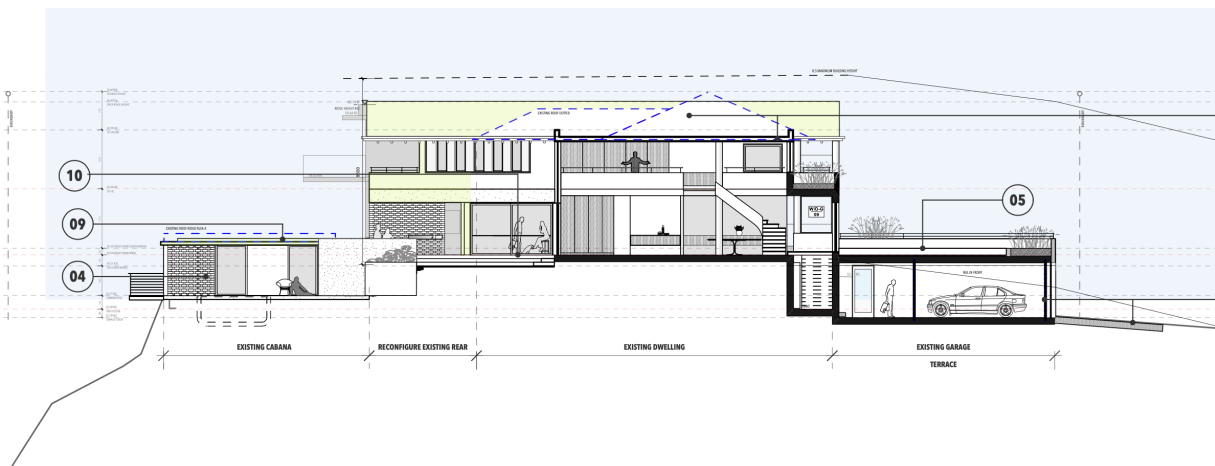
Built Form Controls	Requirement	Proposed	Comments	Complies
C1.16 Ancillary Structures	N/A			
C1.17 Swimming Pool Safety	N/A	pool area to include new pool fence and safety features		
D12.1 Character from Public Space		built works stepped to topography	works visible from the public domain - ocean front	
D12.2 Scenic Protection	N/A			
D12.3 Building Colours and materials			see schedule	Yes
D12.5 Front Building line	6.5m	no change to existing conditions	driveway access modified	Yes
D12.6 Side and Rear	2.5m/1m	existing conditions retained new work 1.0m - 2.5 variable	removal of hard landscape to side boundaries for soft landscape screening	yes
D12.8 Building Envelope	3.5m/45deg	consistent with existing		yes
D12.9 Landscape Area	1	38%	soft landscape areas increased from existing	yes
D12.12 Fences	N/A			yes
D12.13 Construction				

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Environmental Planning & Assessment Act, 1979

The proposed alteration to the existing dwelling is a viable and economic use of the land reinvigorating the housing stock for forthcoming generations.

The proposed new dwelling is not an integrated development.

SEPP - Building Sustainability Index

Environmental performance has been a driving factor in the design of the new dwelling. With an emphasis on sun control using louvres and screens, low solar heat gain and loss through the use of thermally efficient materials and glazing units.

See BASIX report submitted with this application.

SEPP - Redemption of land

There is no evidence of contaminated land on the site.

EVALUATION

1(a) APPLICABLE REGULATIONS

The relevant Council LEP and DCP documents have been given due consideration in the preparation of this application.

It should also be noted that demolition of parts of the existing dwelling will be in accordance with AS 2601 and compliance with EPA regulations.

1(b) IMPACTS OF THE PROPOSAL

The proposed alteration and addition has been designed with a view to the likely impacts on both the natural and built environment. The proposed structure is sympathetic to the natural topography of the site and is in keeping with the surrounding built structures.

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The construction work will be carried out in accordance with the Building Code of Australia and all relevant permits will be obtained and adhered with.

The proposed alteration will be reviewed by neighbours so that they may form part of the discussion with regard to the social impact of the proposed.

During construction, safe work practices will be adhered to to minimise the impact of the construction on the surrounding neighbours.

1(c) ANY DEVELOPMENT CONTROL PLAN

The subject site is zoned R2 Low density residential and is suitable for the proposed construction of a single dwelling and swimming pool.

1(d) SUBMISSIONS MADE IN ACCORDANCE WITH THE ACT OR REGULATIONS

NA to local development

1(e) PUBLIC INTERESTS

The proposed alteration and addition to the existing dwelling and swimming pool has been designed in accordance with the aims and objectives of the Northern Beaches Council planning instruments and has no adverse impacts on the site and surrounding neighbours. The dwelling is a positive contribution to the housing stock of the locality

Summary

The proposed alterations and additions to the existing dwelling at 40 Hillcrest avenue have been designed to maintain and improve the existing building. The physical building area has been largely retained with a new addition to replace the rear southern wing and other minor building works proposed to improve the overall interface with the site and landscape.

The proposed works are supported by the Geotechnical, and environmental consultant recommendations.

The proposal fulfils the aims and objectives of Northern Beaches Council planning instruments and has no adverse impacts on the site and surrounding neighbours and is in accordance with Section 79C of the NSW Environmental Assessment Act.

The development responds to the characteristics of the site and the qualities of the surrounding neighbourhood and is considered a reasonable response to further development of the site.

The proposed works are a positive contribution to the housing stock of the locality and as a consequence it can be considered in the public interests to approve these works.

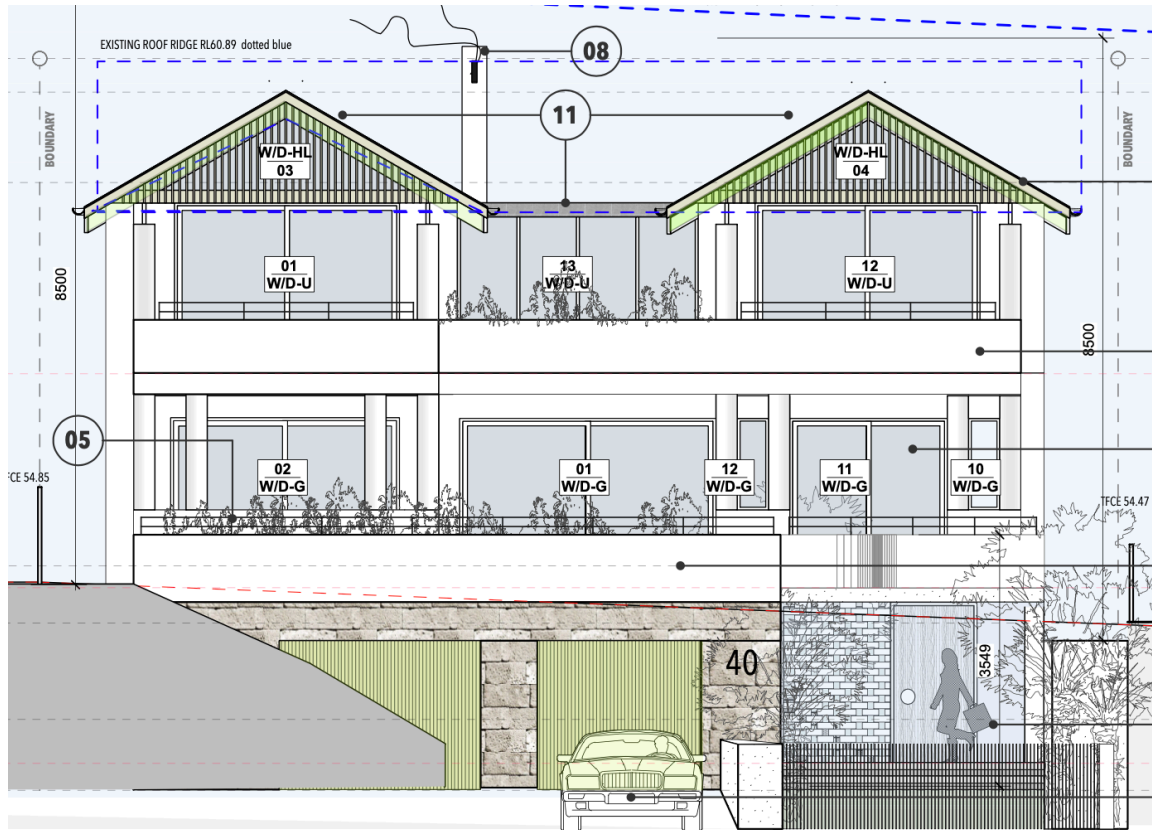
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