

Statement of Environmental Effects

Alterations and Additions to Existing Dwelling

52 Hilltop Road,
Avalon Beach 2107
Lot 17
D.P 29517



View of existing dwelling and backyard
Source: www.realestate.com.au

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August 2023

Site Description

The subject property is known as 52 Hilltop Road, Avalon Beach, and Lot 17 DP 29517. The site has a total area of 2958sqm, including the pedestrian access handle to Hudson Pde to the west. It has a frontage of approximately 40m to Hilltop Rd, and a depth of approximately 73m, not including the access handle.

An existing two storey dwelling is situated centrally on the site, with ground level access to both storeys. The house is accessed from Hilltop Rd, via a driveway which leads to a two car garage on the lower storey. The site contains a swimming pool. There is a pedestrian access to Hudson Pde.

The site falls steeply from Hilltop Rd at the top of the site at approx. RL 52.50m AHD to RL 32.00m AHD at the low end of the site (excluding the pedestrian access handle). Along the Hilltop Rd boundary, there is a sharp drop of approx. 1.8m with a retaining wall between the higher road level and the site. The site is well vegetated, with minimal visibility from the street, due to vegetation along the Hilltop Rd boundary. Pittwater can be viewed to the west from the subject site and adjacent neighbours, and the dwellings are oriented this way, with heavily vegetated side boundaries. The surrounding neighbourhood is well vegetated, with generally large dwellings of a varied architectural style, largely screened from the road due to slope and vegetation.



Aerial photo
Source: www.realestate.com.au

Proposed Development

This application seeks consent for alterations and additions to the existing dwelling at 52 Hilltop Road, Avalon Beach, including the following works:

- Construction of a studio at the low end of the site.
- Construction of a covered outdoor seating and bbq area under the north western end of the existing deck.
- Construction of a split level addition on the eastern side of the house containing two new bedrooms with ensuites, and one new living area
- Construction of new carport in north eastern corner of the site
- Construction of new carport on the south western corner of the site to service the main dwelling
- Landscape works



*Hilltop Road looking south
Source: google maps*



*View of proposed location of studio, looking west
Source: Matt Day Architect*



*View of existing elevation where covered bbq area is proposed
Source: Matt Day Architect*



*View of existing landscaping up northern side of dwelling
Source: Matt Day Architect*



*View of location of proposed upper addition looking northeast
Source: Matt Day Architect*



View of location of proposed upper addition looking west
Source: Matt Day Architect



Aerial image of no. 52 looking east
Source: www.realestate.com.au

Legislation, Plans and Policies

The following state and local policies have been considered for the proposed development:

- Environmental Planning and Assessment Act
- Environmental Planning and Assessment Regulation 2021
- Biodiversity Conservation Act 2016
- Biodiversity Conservation Regulation 2017
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- Pittwater Local Environmental Plan 2014
- Pittwater 21 Development Control Plan

Local Environment Plan

The relevant provisions of Pittwater Local Environment Plan 2014 are as follows:

Clause	Standard	Proposal	Compliance
Zone C4 Environmental Living			Yes
4.3 Height of Buildings	8.5m	6.3m	Yes
7.1 Acid sulphate soils	Class 5		Yes
7.2 Earthworks			Yes
7.6 Biodiversity		No tree removal is proposed. The development has been designed and sited so as to avoid any significant adverse environmental impact.	Yes
7.7 Geotechnical Hazards	H1	The application is supported by a Geotechnical Report by White Geotechnical Group	Yes
7.10 Essential Services			Yes

Development Control Plan

The relevant provisions of Pittwater 21 Development Control Plan are as follows:

Clause	Control	Proposal	Compliance
A4.1 Avalon Beach Locality	dwelling houses a maximum of two storeys in any one place, integrated with the landform and landscape. Secondary dwellings permissible with minimal environmental impact	dwelling house with a maximum of two storeys in any one place, integrated with the landform and landscape.	Yes
B1.3 Heritage Conservation – General			Yes
B1.4 Aboriginal Heritage			Yes
B3.1 Landslip Hazard	Development is to comply with Council's Geotechnical Risk Management Policy for Development in Pittwater 2009.	The application is supported by a Geotechnical Report by White Geotechnical Group	Yes
B3.6 Contaminated Land and Potentially Contaminated Land			Yes
B5.15 Stormwater	The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.	Stormwater is to be collected on site, with overflow directed to existing stormwater line.	Yes

B6.1 Access driveways and Works on the Public Road Reserve	- To be in accordance with - AS/NZS 2890.1-2004 - AS/NZS 2890.2-2002: - Where the frontage of an allotment to a local public road is 30m or more, a second access driveway will be considered on merit. - Minimum clear distance along the road frontage edge of kerb of 50 metres - Minimum clear distance along the frontage footway of 5 metres - Access Driveway width can be varied subject to a merit based consideration.		Merit based consideration
B6.3 Off-Street Vehicle Parking Requirements	2 space requirement for main dwelling - For a Secondary Dwelling a minimum of 1 space is required in addition to existing requirement for the principal dwelling (based on number of bedrooms in principal dwelling).		Yes
B8.1 Construction and Demolition - Excavation and Landfill	The application is to be accompanied by a report and certified forms as set out in Council's Geotechnical Risk Management Policy for Pittwater relating to the potential impact of excavation on land stability.	The application is supported by a Geotechnical Report by White Geotechnical Group	Yes
B8.3 Construction and Demolition - Waste Minimisation			Yes
B8.4 Construction and Demolition - Site Fencing and Security			Yes
B8.5 Construction and Demolition - Works in the Public Domain			Yes

C1.1 Landscaping	All canopy trees, and a majority (more than 50%) of other vegetation, shall be locally native species. At least 2 canopy trees are to be provided in the front yard and 1 in the rear yard.	The application is supported by a Landscape Plan by Secret Gardens which is consistent with this control.	Yes
C1.2 Safety and Security			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.	The proposed development will not result in any unreasonable impacts upon views.	Yes
C1.4 Solar Access	The main private open space, and windows to the principal living area 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.	Complies for subject property. No additional shadow to neighbouring properties	Yes
C1.5 Visual Privacy	Private open space areas including swimming pools and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking		Yes
C1.6 Acoustic Privacy	Noise is substantially contained within each dwelling and noise from any communal or private open space areas are limited.		Yes
C1.7 Private Open Space	Minimum 80m² of private open space per dwelling at ground level. Within the private open space area, a minimum principal area of 16m² with a minimum dimension of 4m and grade no steeper than 1 in 20 (5%).	>353sqm private open space available	Yes
C1.10 Building Facades			Yes

C1.11 Secondary Dwellings and Rural Worker's Dwellings	The development of a secondary dwelling will result in not more than two (2) dwellings being erected on an allotment of land. Contains not more than two (2) bedrooms and not more than one (1) bathroom. Where separate from the principal dwelling, only one storey will be allowed.		Yes
C1.12 Waste and Recycling Facilities	All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan	The application is accompanied by a Waste Management Plan in accordance with Council's Waste Management Guidelines.	Yes
C1.13 Pollution Control			Yes
C1.14 Separately Accessible Structures	A separately accessible structure may be permitted for use as a studio, home office, workshop area, rumpus room and the like, provided that: • it is ancillary to a dwelling; • it is not designed for separate habitation and does not contain any cooking facilities. Where the purpose of the structure or its distance from the nearest bathroom facility dictates, bathroom/toilet facilities may be allowed.	The carport is separately accessible, and contains a workbench. The upper addition to the main dwelling is not separately accessible. Neither the upper addition, nor the carport, contain cooking facilities, or are designed for separate habitation.	Yes
C1.17 Swimming Pool Safety		Existing swimming pool	Yes

D1.1 Character as Viewed from a Public Place	Garages, carports and other parking structures including hardstand areas must not be the dominant site feature when viewed from a public place. Parking structures should be located behind the front building line, preferably set back further than the primary building, and be no greater in width than 50% of the lot frontage, or 7.5 metres, whichever is the lesser.	Due to the steep site, and approx 1.8 metre retaining wall (existing) along the street boundary, it is not practical to locate the carport behind the front building line. However, council can be assured that the carport will not dominate the streetscape as it is designed to a human scale at 4.8m wide (12% of the lot frontage) and 2.7m high. The street frontage is heavily vegetated and the landscape is the dominant feature.	Complies with objectives
D1.4 Scenic protection - General	Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve.	View of existing house and new proposal is heavily obscured when viewed from any waterway, road or public reserve. due to slope, existing vegetation, and modest scale	Yes
D1.5 Building colours and materials	External colours and materials shall be dark and earthy tones		Yes
D1.8 Front building line	6.5, or established building line, whichever is the greater On steeply sloping or constrained sites, reduced or nil setbacks for carparking structures and spaces may be considered, however all other structures on the site must satisfy or exceed the minimum building line applicable.	A 6.5m front boundary setback is achieved for all structures except the carport. A variation is sought here on grounds that street access to the block is constrained by the existing 1.8m approx. retaining wall which runs along the street boundary. The carport is required under B6.3 Off-Street Vehicle Parking Requirements, and the objectives of D1.1 Character as Viewed from a Public Place are met.	Variation sought for carport
D1.9 Side and rear building line	2.5 at least to one side; 1.0 for other side 6.5 rear		Yes
D1.11 Building envelope	45° after 3.5m height on boundary		Yes

D1.14 Landscaped Area - Environmentally Sensitive Land	>60% of site area to be landscaped area	65%	Yes
D1.15 Fences - General	Front and side fences (within the front building setback) shall: • not exceed a maximum height of 1 metre above existing ground level, • shall be compatible with the streetscape character, and • not obstruct views available from the road.	Fence modification around carport to maintain consistency with existing fence. Other fences on site to be maintained as existing	Yes
D1.17 Construction, Retaining walls, terracing and undercroft areas	Lightweight construction and pier and beam footings should be used in environmentally sensitive areas. Retaining walls and terracing shall be kept to a minimum. Where retaining walls and terracing are visible from a public place, preference is given to the use of sandstone or sandstone like materials. In the provision of outdoor entertaining areas, preference is given to timber decks rather than cut/fill, retaining walls and/or terracing.	All external retaining walls are to be finished in stone. Timber decks used where practical	Complies with objectives

Conclusion

The proposed development is a well considered and careful intervention which respects the amenity of neighbouring properties, the surrounding environment and the natural features of the site. The proposal will not unreasonably impact surrounding properties and is in keeping with the desired future character of the Avalon Beach locality.