

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

for a new swimming pool at  
145 McCarr's Creek Road,  
Church Point NSW 2105



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## **1.0 INTRODUCTION**

Peter Princi Architects have been engaged to prepare a Statement of Environmental Effects to accompany a Development Application to Northern Beaches Council. The applicant is seeking development consent for a swimming pool to a dwelling at 145 McCarr's Creek Road, Church Point.



**LOCATION SHOT – 145 McCarr’s Creek Road, CHURCH POINT**

## 1.1 DOCUMENTS ACCOMPANYING THE APPLICATION

|                      |                                |
|----------------------|--------------------------------|
| Topographical Survey | Stutchbury Jaques Surveyors    |
| SOEE                 | Peter Princi Architects        |
| Site Plans           | Peter Princi Architects        |
| Floor Plans          | Peter Princi Architects        |
| Elevations x 4       | Peter Princi Architects        |
| Sections             | Peter Princi Architects        |
| Cost Summary Report  | Peter Princi Architects        |
| Bushfire Report      | Bushfire Consultancy Australia |
| Arborist Report      | Hugh the Arborist              |
| Notification Plans   | Peter Princi Architects        |
| Basix Report         | GRS Building Reports           |
| SOEE                 | Peter Princi Architects        |
| Notification Plans   | Peter Princi Architects        |
| Ecological Report    | Ecological Consultants         |
| Geotechnical Report  | Ascent Geotechnical            |
| Waste Management     | Peter Princi Architects        |

## **2.0 SITE ANALYSIS**

A Site Analysis will demonstrate the constraints the site has imposed on the proposed development.

### **2.1 Subject Site**

The subject site is known as Lot 13, No. 145 McCarr's Creek Road, Church Point, and is situated on the eastern, or high side of McCarr's Creek Road. The sites are zoned E4, Environmental Living.

The subject sites are legally identified as Lot 13 in DP 28236. The site is irregular in shape, and has a total site area of 2074.0m<sup>2</sup>. The site is identified as being bushfire prone, slip affected, as well as being environmentally sensitive.

Presently the site has a single storey dwelling on it.

With regard to topography, the subject site has a fall from east to west, or from rear to front.

### **2.2 Site Context**

The subject site is located in a precinct, which is very heavily wooded, there is a dwelling to the north, which is quite a distance away, and there are no other dwellings in the vicinity of the proposed dwellings.

There is very good spatial separation between the dwellings.

### **2.3    Easements for Drainage**

The site is able to drain directly to the street by a gravity storm water system. There is a drainage reserve adjoining Number 145 McCarr's Creek Road. There are no requirements for OSD due to the site area and proposed impervious area.

### **2.4    Soil Types**

The site seems doesn't seem to have any obvious or untoward soil type, and there is very little excavation proposed. A geotechnical report accompanies the application.

### **2.5    Heritage Items**

There is no heritage or archaeological items evident on site. The proposal will have no impact on any heritage items in the vicinity. Due to the location and siting, it is barely visible unless being close to the site.

### **2.6    Location of Buildings, etc**

The location and height of existing buildings/structures on the site and paths, paving, driveways, retaining walls, fences, street crossings and kerbs and gutters are evident on the accompanying Development Application and Detail Survey.



## 2.7 Visual Character

The street is not a typical suburban street. McCarr's Creek Road meanders around bends, and the subject sites are very heavily treed. The proposed pool will not be visible when viewed from McCarr's Creek Road.

## 2.8 Views

There are some views to the west, but mainly from higher areas, and the proposed dwellings will have little if no impact on the views of others, as the tree canopies and existing vegetation is very thick and dense.. The site is very heavily vegetated, as are the surrounds, and there will be very little issues.

## 2.9 Open Space

The location of the open spaces can be seen on the accompanying survey and Development Application. The pool will be a deck extension so the footprint will be very similar.





### **3.0 PROPOSED DEVELOPMENT**

The applicant seeks development consent to undertake the following:

- New swimming pool and spa off existing deck

## **4.0 BUILDING FORM**

### **4.1 Visual Character**

The development conserves the visual character. The pool will not be visible from the street, and the pool fence will blend in with the environment.

### **4.2 Public Domain**

The pool is of approximate scale and consistency with the surrounds. Many local dwellings have pools.

### **4.3 Building Setbacks**

The site is irregular in shape. The front setback will be well in excess of 6500mm.

The rear setbacks are well in excess of 6000mm.

The side setback at the closest will be 920mm.

#### **4.4 Impervious Area**

The total impervious area will be more than compliant, with sites in excess of 2000m<sup>2</sup>, and impervious areas of approximately 300m<sup>2</sup>. There will be no need for OSD, and due to the topography of the site, there will be adequate gravity feed for storm water.

#### **4.5 Roof Line**

The roof line is existing and no change as part of the development application.

#### **4.6 Built Upon Area**

The Built Upon area is well compliant.

#### **4.7 Solar Access**

Solar Access will be maintained to all rooms. There are good large areas of glazing, with very little areas of glazing orientated to the South.

#### **4.8 Cut and Fill**

There is only cut required for footings and a geotechnical report accompanies the application.

#### 4.9 Privacy

There is almost no impact on privacy as the proposal maintains neighbour privacy with adequate setbacks. The spatial separation as previously mentioned, offers privacy, as well as the existing vegetation and orientation of windows and decks. The proposed decks will have adequate separation not to require privacy screens, as there will be very little issues of overlooking. The pool will remain private.

#### 4.10 Vehicular Access

The vehicular access to the site remains unchanged.

#### 4.11 Landscape

The proposal will have very little impact on the existing vegetation. An arborist report and ecological biodiversity report accompanies the application.



#### **4.12 Tree Removal**

An arborist reports accompanies the application, and there is no tree removal proposed.

#### **4.13 Demolition**

There is no demolition as part of the proposal.

#### **4.14 Silt and Sediment Control**

There will be a silt fence and hay bails erected as required and no materials or waste being discharged to the street, or adjoining properties. Details of this will be outlined in the Construction Certificate Application.



#### **4.15 Flood Planning**

Due to the fact that only a small portion of the site has been identified as being minor flood affected, Mr. Duncan Howley advised that there would not be a requirement to address flood planning.

## **5.0 CONCLUSION**

The proposed design solution has been developed after undertaking a detailed site analysis with specific consideration given to providing a development that is responsive to the topography and constraints of the site.

Development of the subject site as proposed ensures that an architecturally treated development will eventuate, which provides high levels of amenity to future residents and minimizes impacts on neighbouring properties.

The proposal meets the objectives of the Pittwater LEP and DCP.

It is a minor application for a pool and spa.

Council's support of the development is sought.