



Source: <http://maps.six.nsw.gov.au/>



**STATEMENT OF ENVIRONMENTAL EFFECTS**  
**120 McCarrs Creek Road, Church Point**

**FIGURE 1**  
**Location**

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Source: <http://maps.six.nsw.gov.au/>

**STATEMENT OF ENVIRONMENTAL EFFECTS**  
120 McCarrs Creek Road, Church Point

**FIGURE 2**  
Site

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Source: NearMap 7 April 2024

**STATEMENT OF ENVIRONMENTAL EFFECTS**  
120 McCarrs Creek Road, Church Point

**FIGURE 3A**  
Aerial Photo - Detail

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Source: NearMap 7 April 2024

**STATEMENT OF ENVIRONMENTAL EFFECTS**  
120 McCarrs Creek Road, Church Point

**FIGURE 3B**  
Aerial Photo - Immediate Surrounding

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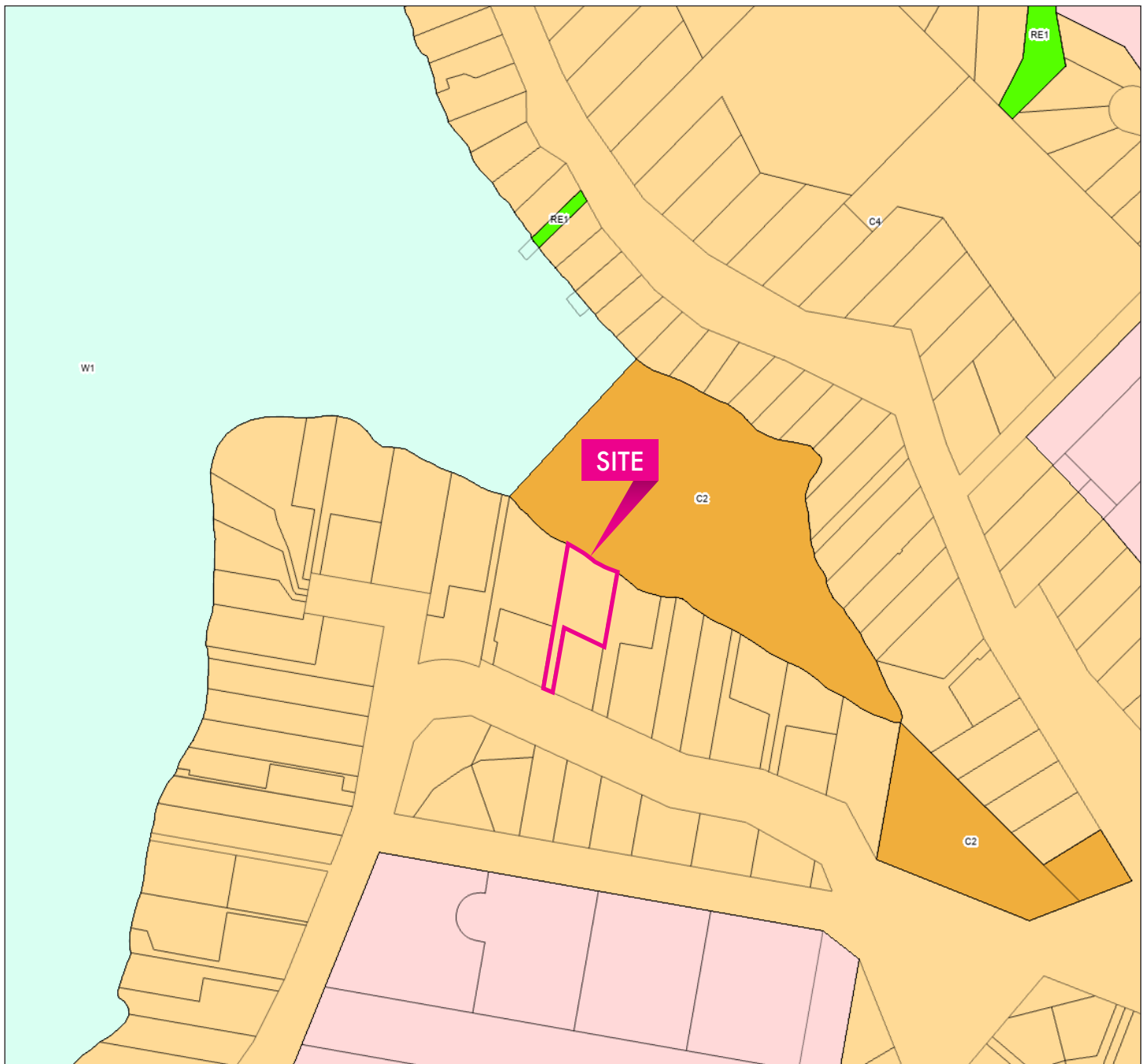
Source: NearMap 7 April 2024

**STATEMENT OF ENVIRONMENTAL EFFECTS**  
120 McCarrs Creek Road, Church Point

**FIGURE 3C**  
Aerial Photo - Wider Area

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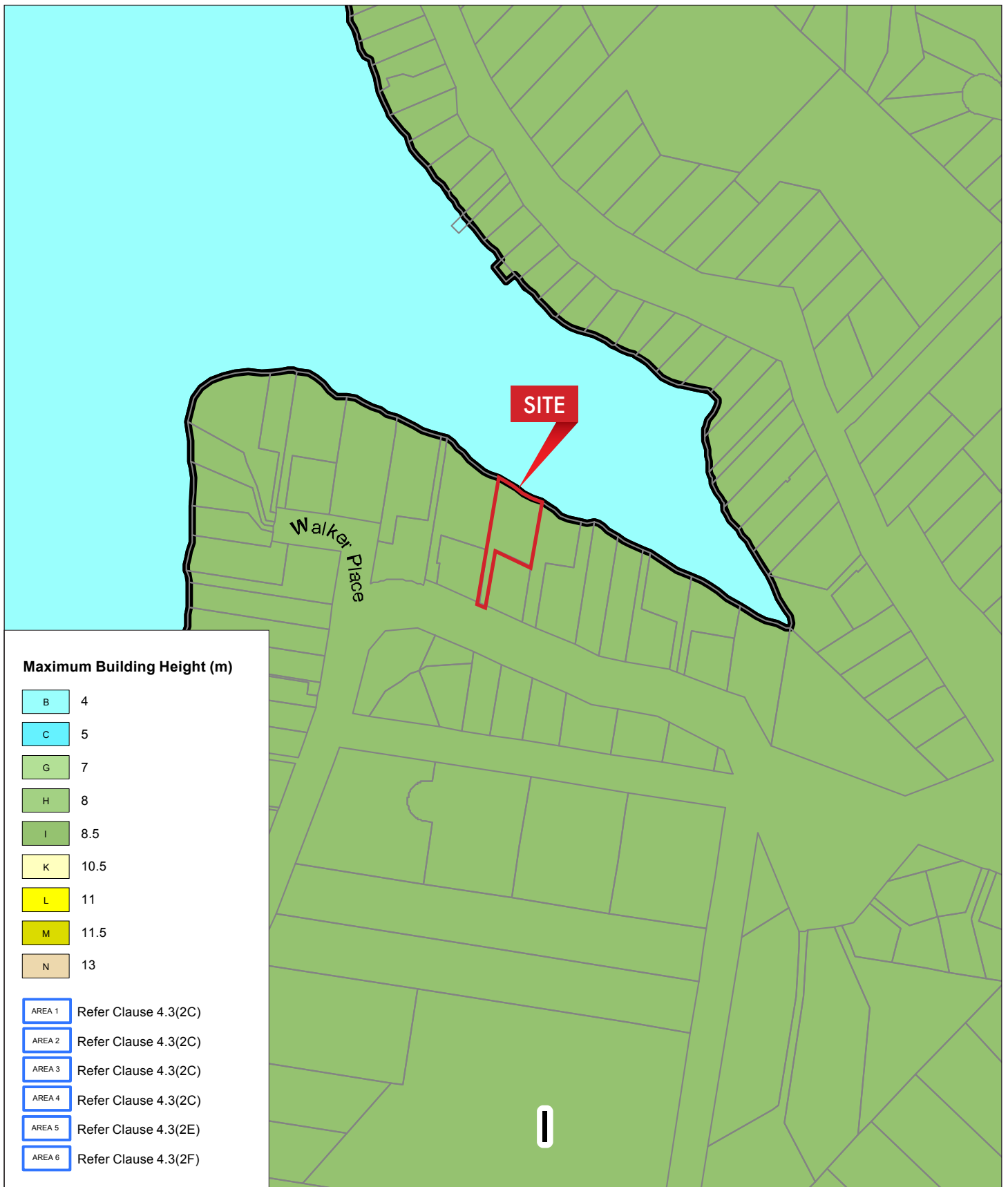
**Land Zoning Map**

<ul style="list-style-type: none"> <li>□ Additional Controls</li> <li>□ 2(a) - Residential (Low Density)</li> <li>□ A - Residential Zone - Medium Density Residential</li> <li>□ AGB - Agnbusiness</li> <li>□ B - Business Zone - Local Centre</li> <li>□ B1 - Neighbourhood Centre</li> <li>□ B2 - Local Centre</li> <li>□ B3 - Commercial Core</li> <li>□ B4 - Mixed Use</li> <li>□ B5 - Business Development</li> <li>□ B6 - Enterprise Corridor</li> <li>□ B7 - Business Park</li> <li>□ B8 - Metropolitan Centre</li> </ul>	<ul style="list-style-type: none"> <li>□ C - Business Zone - Business Park</li> <li>□ C1 - National Parks and Nature Reserves</li> <li>□ C2 - Environmental Conservation; C2, Environmental Management</li> <li>□ C3 - Environmental Management</li> <li>□ C4 - Environmental Living</li> <li>□ D - Business Zone - Mixed Use</li> <li>□ DR - Drainage</li> <li>□ E - Business Zone - Commercial Core (SEPP State Significant Precincts 2005)</li> <li>□ E - Environment (SEPP Pennrith Lakes Scheme 1989)</li> <li>□ E1 - Local Centre</li> <li>□ E2 - Commercial Centre</li> </ul>	<ul style="list-style-type: none"> <li>□ E4 - General Industrial</li> <li>□ E5 - Heavy Industrial</li> <li>□ EM - Employment</li> <li>□ EP - Employment</li> <li>□ ENP - Environment Protection</li> <li>□ ENT - Enterprise</li> <li>□ ENZ - Environment and Recreation</li> <li>□ F - Special Purposes Zone - Community</li> <li>□ G - Special Purposes Zone - Infrastructure</li> <li>□ H - Recreation Zone - Public Recreation</li> <li>□ I - Recreation Zone - Private Recreation</li> <li>□ IN1 - General Industrial</li> <li>□ IN2 - Light Industrial</li> </ul>	<ul style="list-style-type: none"> <li>□ IN4 - Working Waterfront</li> <li>□ MAP - Marine Park</li> <li>□ MU - Mixed Use</li> <li>□ MU1 - Mixed Use</li> <li>□ P - Parkland</li> <li>□ PAB, Port and Employment</li> <li>□ PEP - Permanent Park Preserve</li> <li>□ PRC, Public Recreation</li> <li>□ R - Residential</li> <li>□ RAC - Rural Activity Zone</li> <li>□ RAZ - Rural Activity Zone</li> <li>□ R1 - General Residential</li> <li>□ R2 - Low Density Residential</li> <li>□ R3 - Medium Density Residential</li> </ul>	<ul style="list-style-type: none"> <li>□ R4 High Density Residential</li> <li>□ R5 - Large Lot Residential</li> <li>□ RE1 - Public Recreation</li> <li>□ RE2 - Private Recreation</li> <li>□ REC - Recreation</li> <li>□ REZ - Regional Enterprise Zone</li> <li>□ RO - Regional Open Space</li> <li>□ RP - Regional Park</li> <li>□ RU1 - Primary Production</li> <li>□ RU2 - Rural Landscape</li> <li>□ RU3 - Forestry</li> <li>□ RU4 - Primary Production Small Lots</li> <li>□ RU5 - Village</li> <li>□ RU6 - Transition</li> </ul>	<ul style="list-style-type: none"> <li>□ RUR - Rural</li> <li>□ RW - Road and Road Widening</li> <li>□ SET - Settlement</li> <li>□ SP1 - Special Activities</li> <li>□ SP2 - Infrastructure</li> <li>□ SP3 - Tourist</li> <li>□ SP4 - Enterprise</li> <li>□ SP4 - Special Activities</li> <li>□ SP5 - Metropolitan Centre</li> <li>□ SPU - Special Uses</li> <li>□ T - Tourism</li> <li>□ UD - Urban Development</li> <li>□ UR - Urban</li> <li>□ W - Waterway</li> </ul>	<ul style="list-style-type: none"> <li>□ W1 - Natural Waterways</li> <li>□ W2 - Recreational Waterways</li> <li>□ W3 - Working Waterways</li> <li>□ W4 - Working Waterfront</li> <li>□ WFU - Waterfront Use</li> <li>□ U - Unzoned</li> <li>□ UL - Unzoned Land</li> <li>□ DM - Deferred Matter</li> </ul>
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**STATEMENT OF ENVIRONMENTAL EFFECTS**  
**120 McCarrs Creek Road, Church Point**

**FIGURE 4A**  
**Zoning Map – Pittwater LEP 2014**

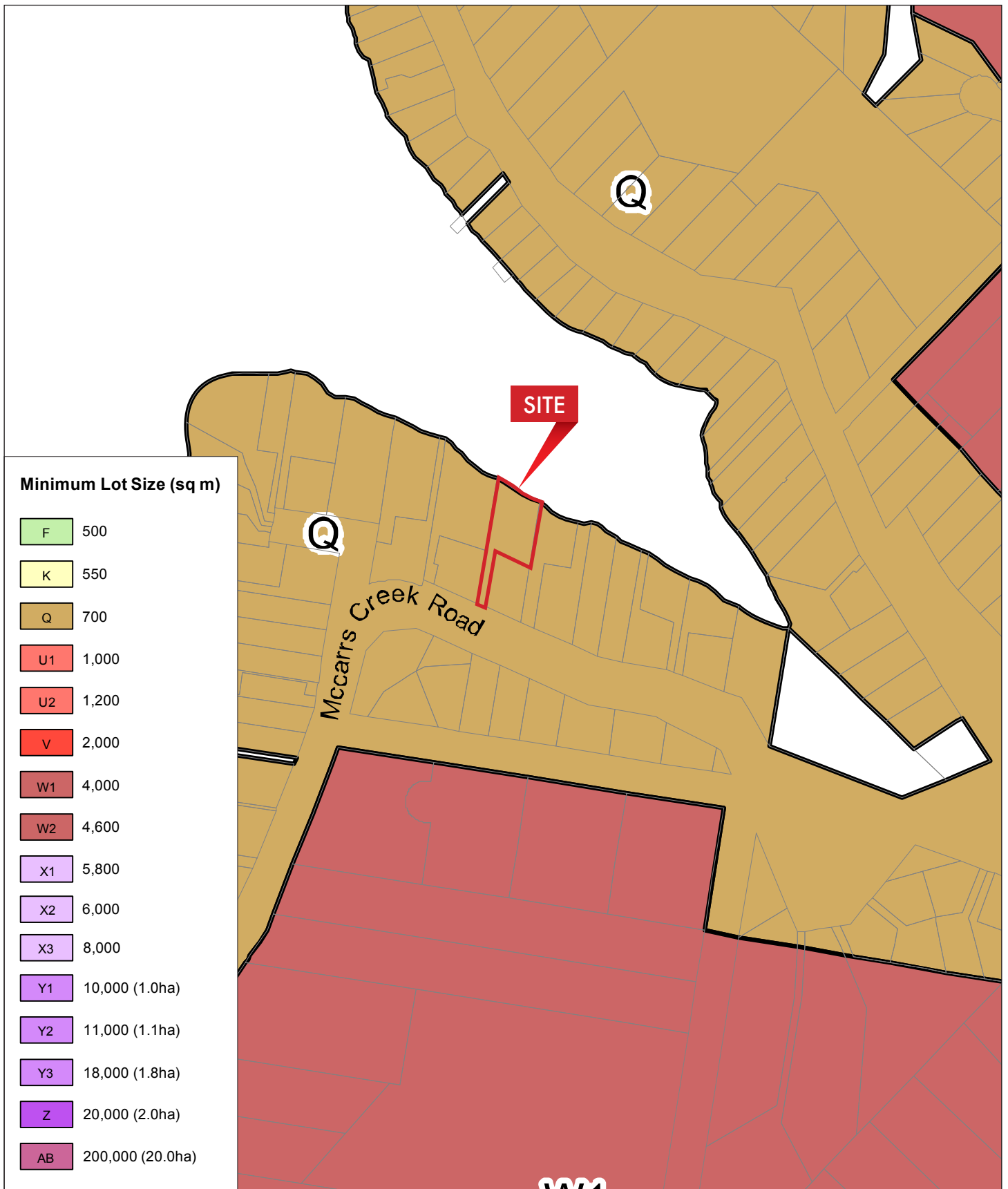
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**STATEMENT OF ENVIRONMENTAL EFFECTS**  
 120 McCarrs Creek Road, Church Point

**FIGURE 4B**  
 Height of Buildings Map – Pittwater LEP 2014

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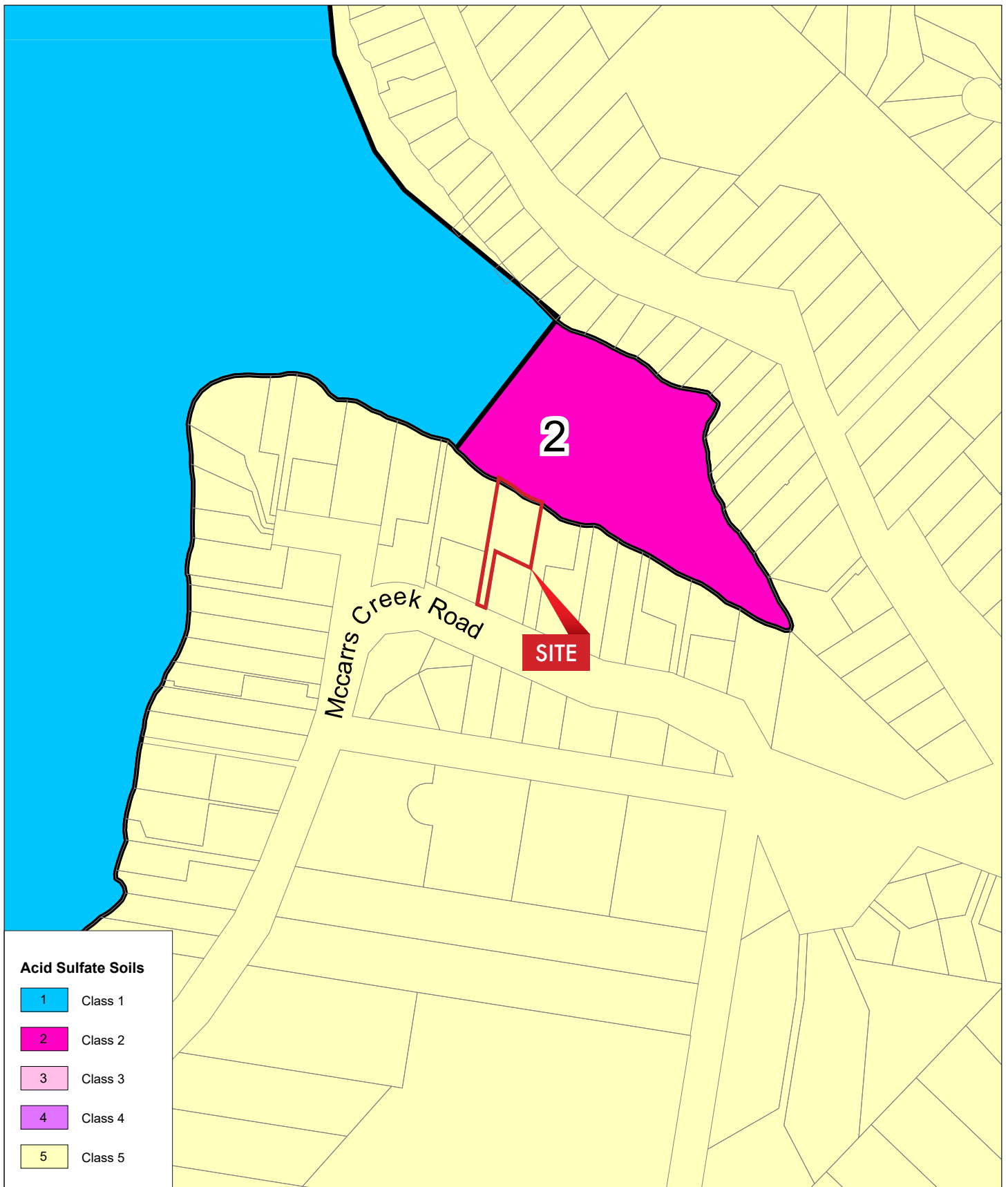


**STATEMENT OF ENVIRONMENTAL EFFECTS**  
120 McCarrs Creek Road, Church Point

**FIGURE 4C**  
Lot Size Map – Pittwater LEP 2014

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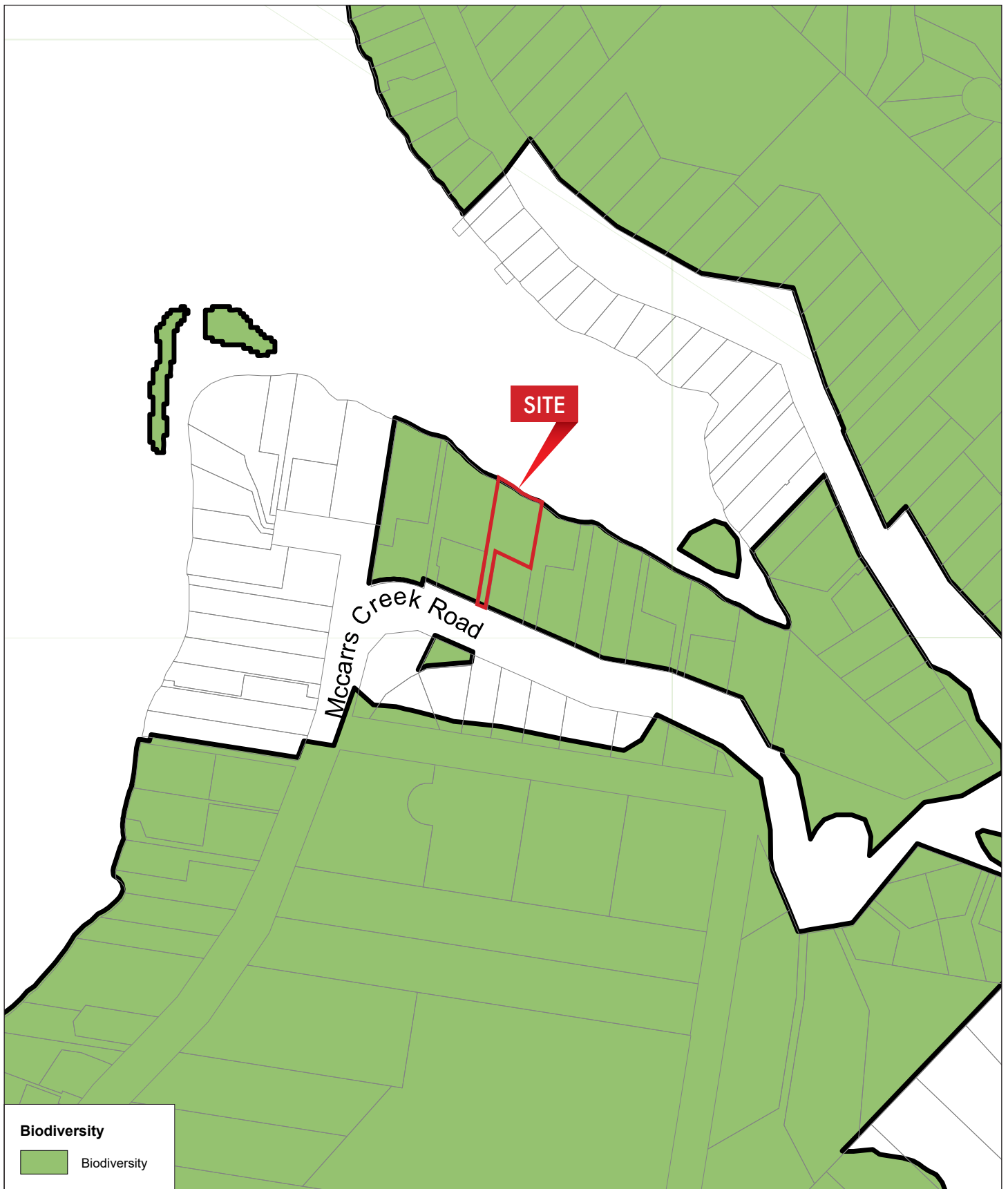


**STATEMENT OF ENVIRONMENTAL EFFECTS**  
 120 McCarrs Creek Road, Church Point

**FIGURE 4D**  
 Acid Sulfate Soils Map - Pittwater LEP 2014

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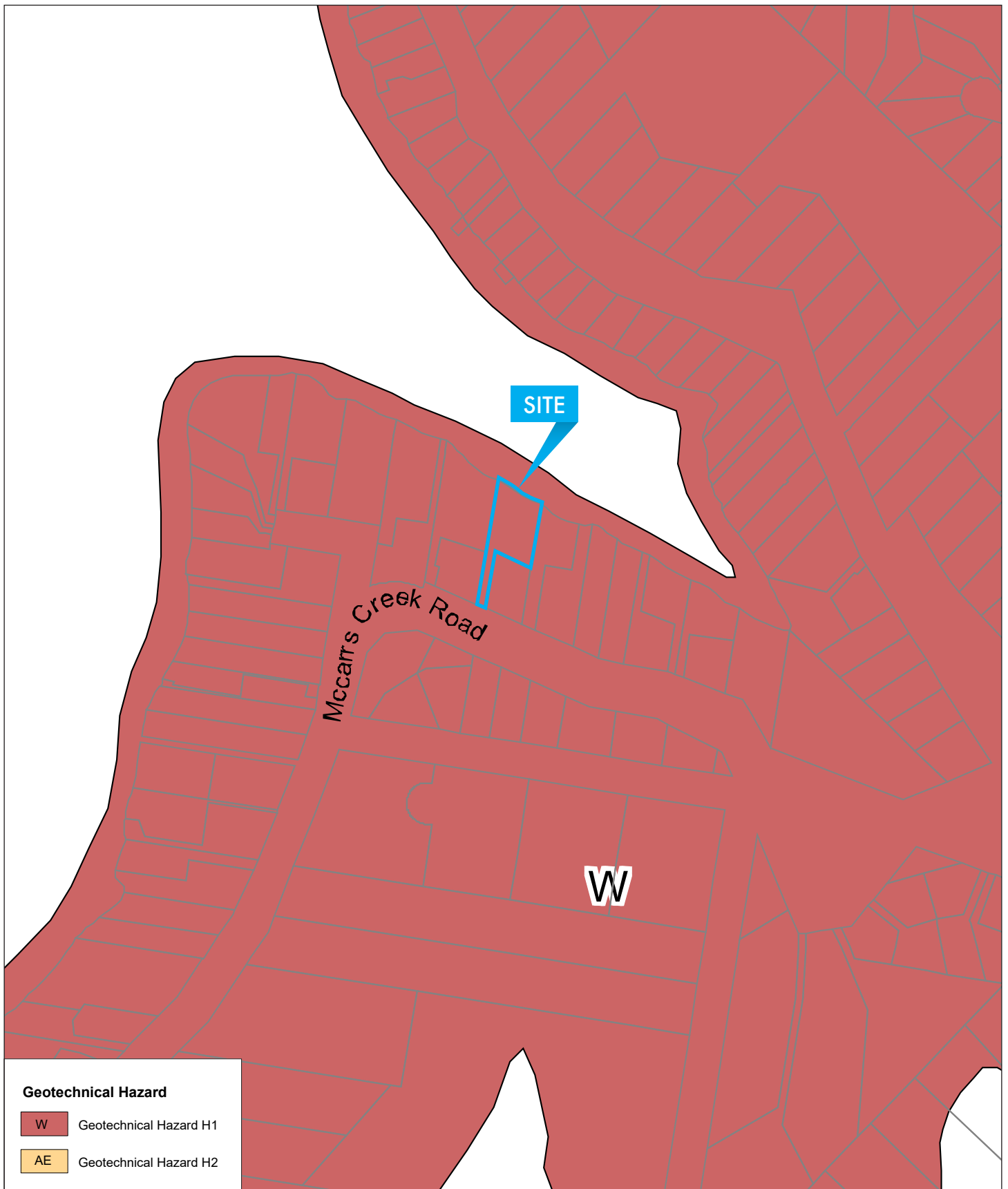


**STATEMENT OF ENVIRONMENTAL EFFECTS**  
120 McCarrs Creek Road, Church Point

**FIGURE 4E**  
Biodiversity Map - Pittwater LEP 2014

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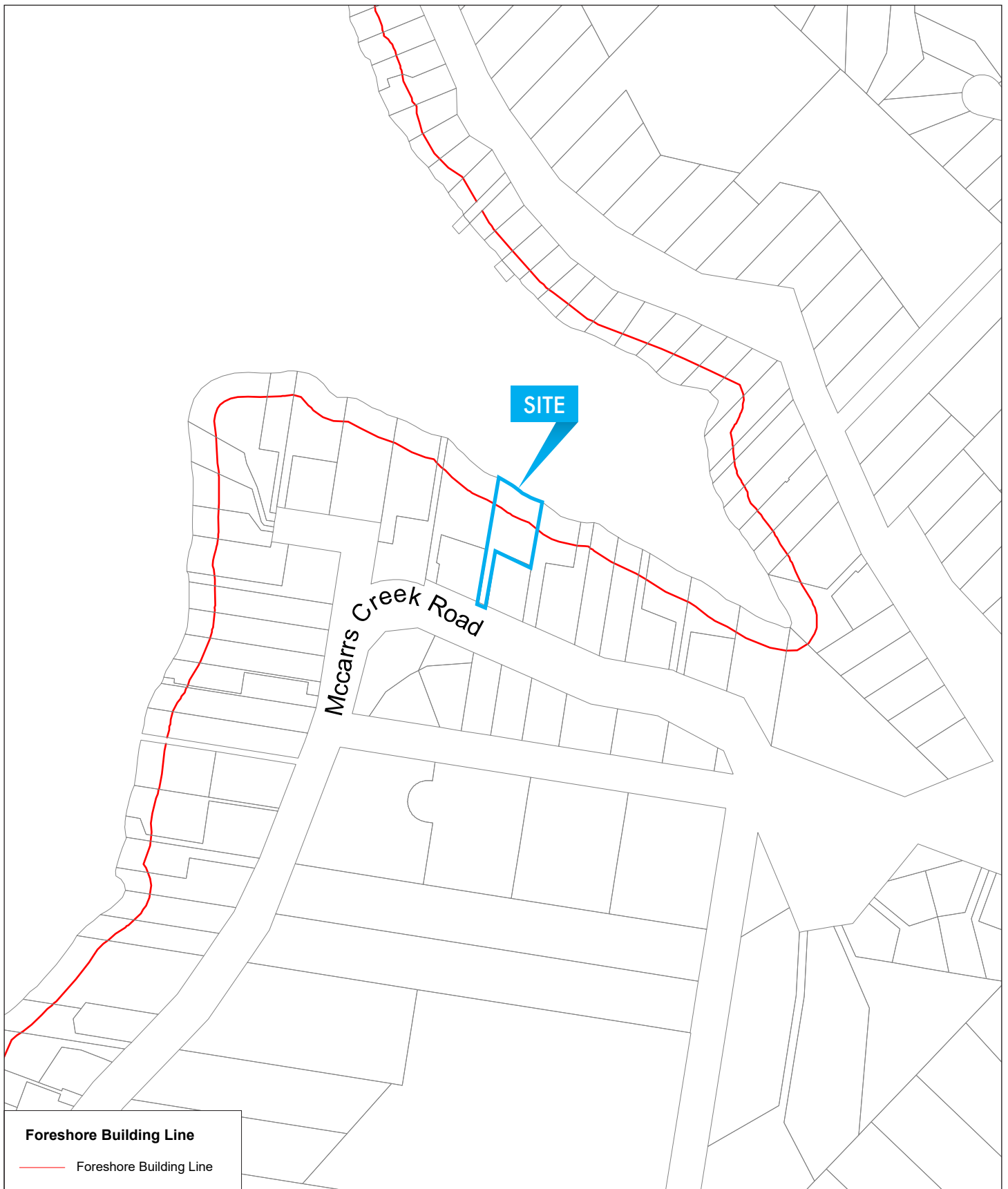


**STATEMENT OF ENVIRONMENTAL EFFECTS**  
 120 McCarrs Creek Road, Church Point

**FIGURE 4F**  
 Geotechnical Hazard Map - Pittwater LEP 2014

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**STATEMENT OF ENVIRONMENTAL EFFECTS**  
120 McCarrs Creek Road, Church Point

**FIGURE 4G**  
Foreshore Building Line Map - Pittwater LEP 2014

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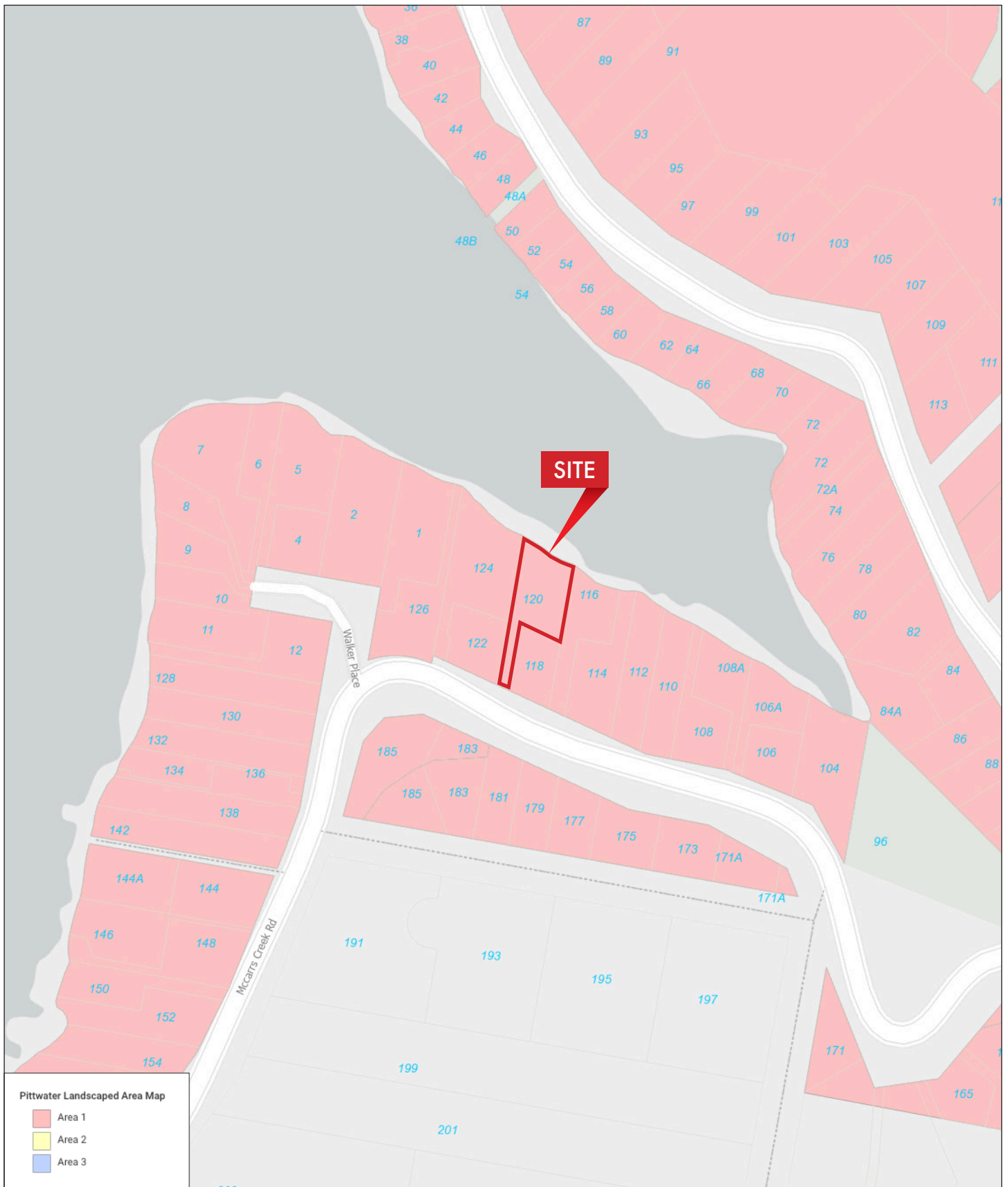




**STATEMENT OF ENVIRONMENTAL EFFECTS**  
 120 McCarrs Creek Road, Church Point

**FIGURE 5A**  
 Estuarine Hazard Map – Pittwater DCP 2014

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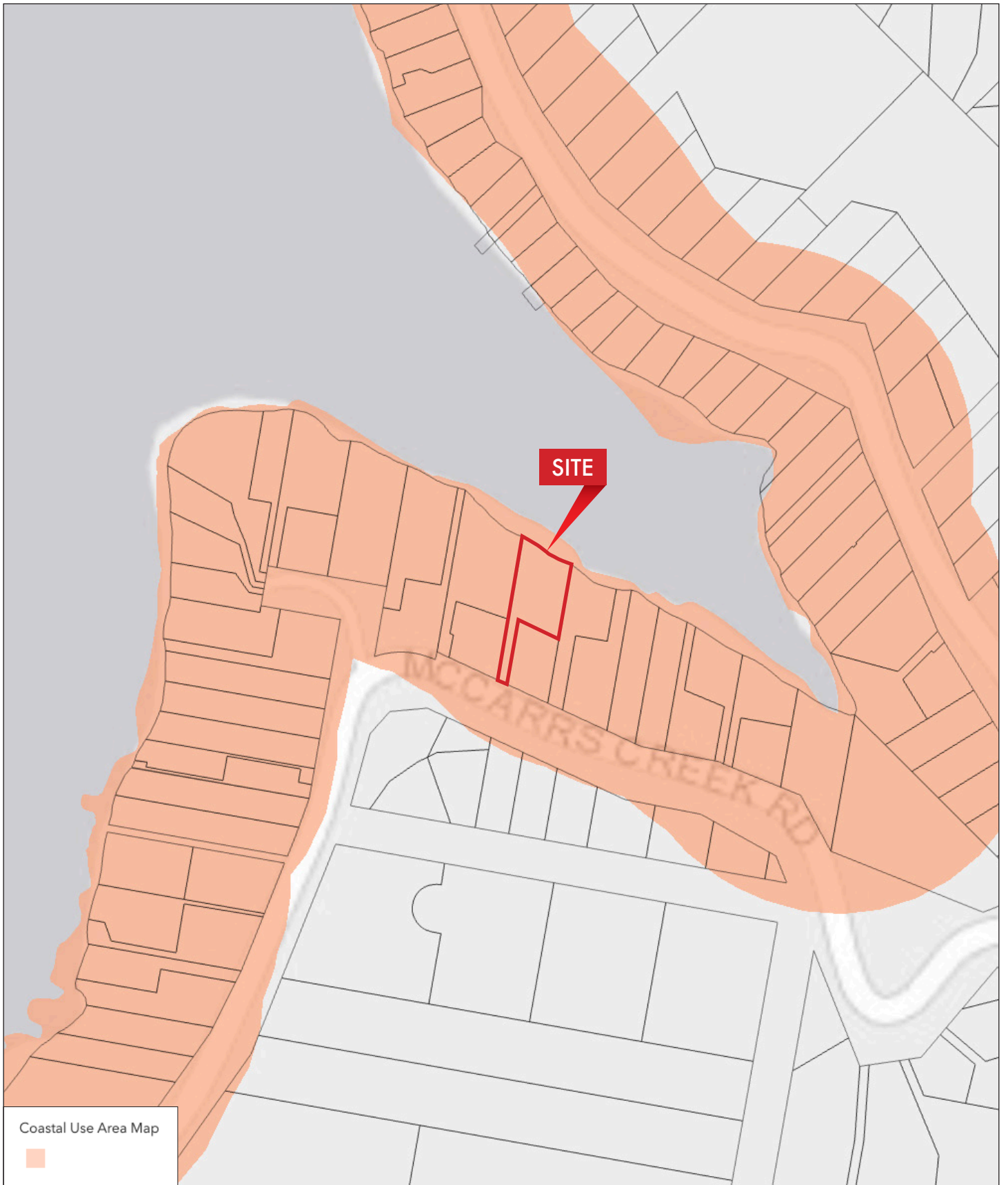
**STATEMENT OF ENVIRONMENTAL EFFECTS**  
**120 McCarrs Creek Road, Church Point**

**FIGURE 5B**  
**Landscaped Area Map – Pittwater DCP 2014**

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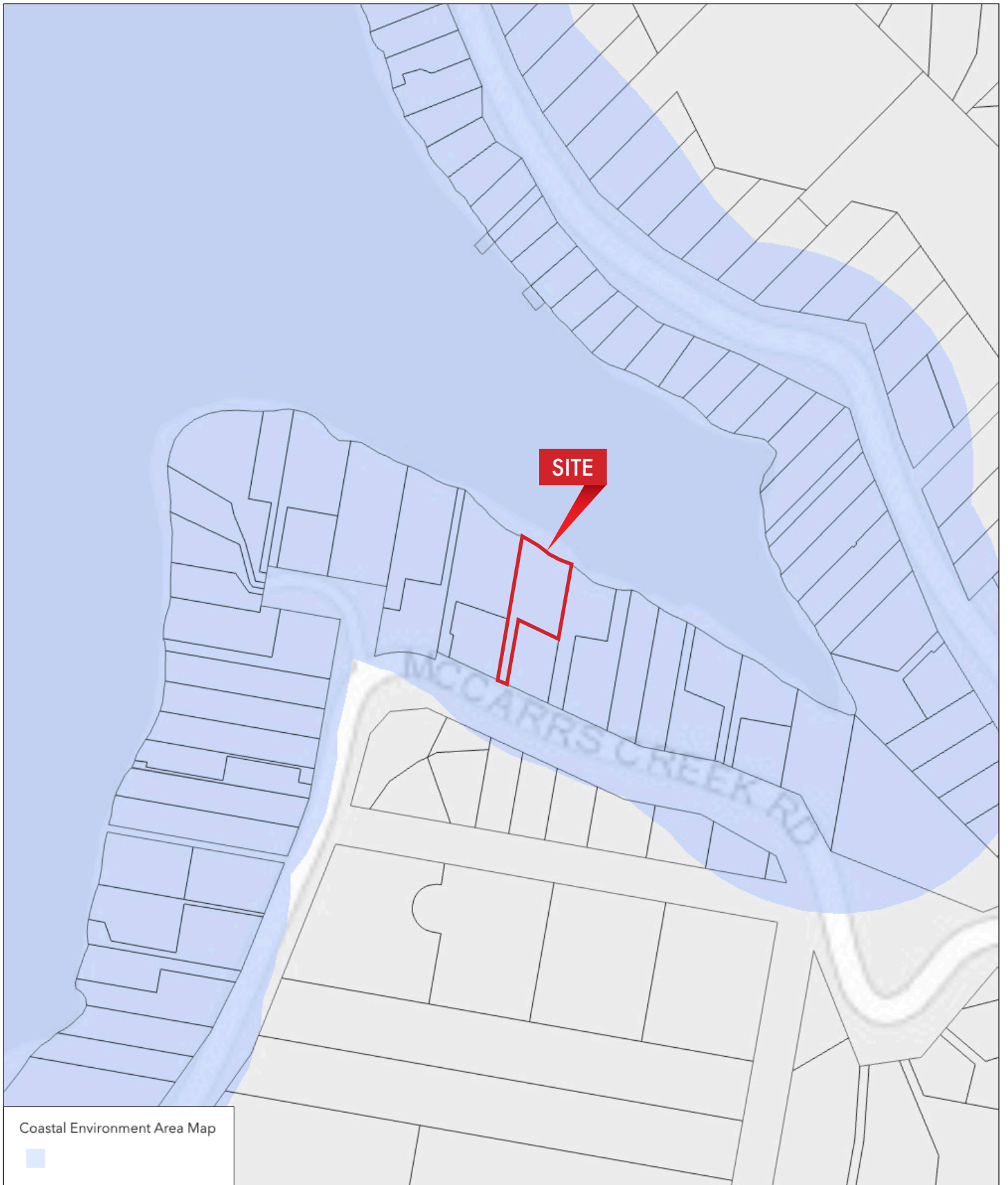
Coastal Use Area Map



**STATEMENT OF ENVIRONMENTAL EFFECTS**  
120 McCarrs Creek Road, Church Point

**FIGURE 6A**  
Coastal Use Area Map – SEPP (Resilience and Hazards) 2021

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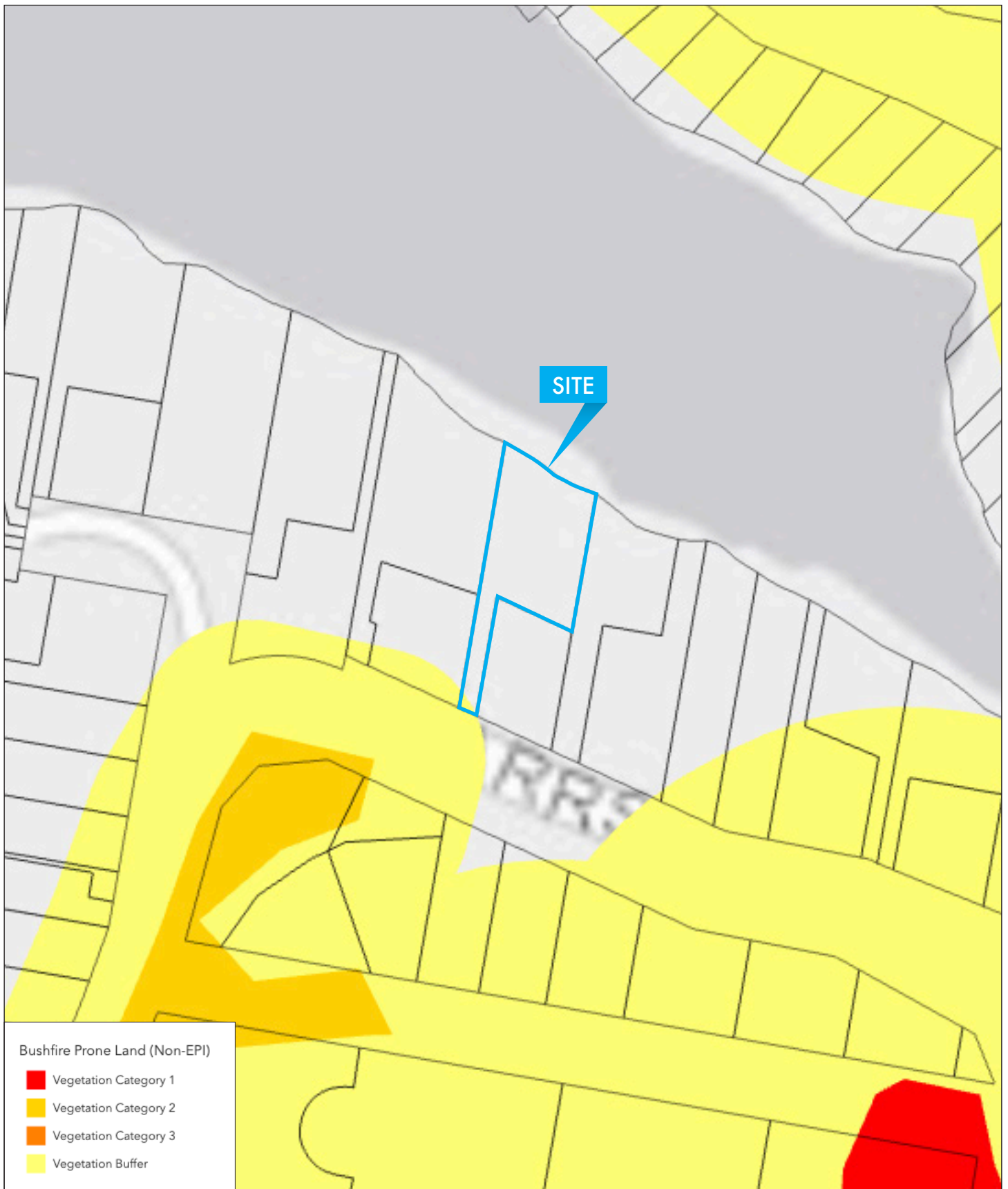


**STATEMENT OF ENVIRONMENTAL EFFECTS**  
120 McCarrs Creek Road, Church Point

**FIGURE 6B**  
Coastal Environment Area Map – SEPP (Resilience and Hazards) 2021

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**STATEMENT OF ENVIRONMENTAL EFFECTS**  
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**FIGURE 7**  
 Bushfire Prone Land

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