
Sent: 30/11/2022 1:50:53 PM

Subject: RE: OBJECTION TO MOD2022/0598 - 201 McCarrs Creek Road, Church Point

From: [REDACTED]

Sent: Tuesday, 22 November 2022 11:51 PM

To: Council Northernbeaches Mailbox <Council.Northernbeaches@northernbeaches.nsw.gov.au>

Subject: OBJECTION TO MOD2022/0598 - 201 McCarrs Creek Road, Church Point

22 November, 2022

Attention : Gareth David

Re: MOD2022/0598 - [201 McCarrs Creek Rd Church Point](#)

Dear Gareth,

I am responding to the latest documents posted on the Northern Beaches Council (NBC) website for MOD2022/0598- [201 McCarrs Creek Road, Church Point](#) ; Section 4.55 (2) Environmental Impact - Modification of Development Consent N0297/03 granted for Demolition of existing dwelling and construction of new dwelling, driveway, swimming pool and garage.

I strongly object to the modifications and new inclusions on this MOD.

This rejiggled MOD 2022/0598 'is a monstrosity, imposing, grossly out of character with the area' and will dominate and destroy our beautiful Area which Neal Bannister has done and now the Council has been given more outrageous request from this owner/developer.

I'm concerned about the modification, it is not at all sympathetic to the site and the lifestyle of the area. The whole argument being the special and visual structure of this hardstand will have a HUGE IMPACT ON MY PRIVACY for my residence at 152 McCarrs Creek Rd. as this new hard stand runs parallel to McCarrs Creek Road and will look directly into and onto the residence of the property as the current owners (201 McCarrs Creek Rd) have illegally cleared all the endemic trees & vegetation that use to screen the residence from both neighbouring properties and the public road.

Flat Concrete Slab for Stairs and Inclinator:

The supposed new described path linking the garage (BC2022/0269) to the new extended Inclinator and stairs at the bottom of the block is actually a new hard stand completed and is used to park cars on and contractors vehicles on as seen in the photo 3. below.

Photo 1. Formwork for new Hardstand 11 Oct 2022 also showing the loose soil that has eroded and sediment has travelled across the road and into PITTWATER.

Photo 2. Cement layed 12 Oct 2022 The unauthorised works stated on the [STATEMENT OF environmental Page 1 Attached](#)

consist of a concrete platform adjacent to the garage, which is intended for pedestrian access to the house via the external stair and proposed inclinator. 100% NOT TRUE PHOTO 3 SHOWS A VEHICLE PARKED ON THIS INTENDED FOR PEDESTRIAN ACCESS ONLY

Photo 3. Cars and Contractors trucks 4 Nov 2022 using unauthorised hard stand and is not part of the new MOD2022/0598

PHOTO 3 IS TAKEN FROM MY DRIVEWAY AND I SEE THIS FROM MY LIVING ROOM AND 2 BEDROOMS IN MY HOME.

The property with this **NEW HARD STAND** it is not at all sympathetic to the site and the lifestyle of the area. The whole argument being the special and visual structure and analysis of this physical place needs to be corrected.

There has been recent loss of privacy to my residence due to 201's removal of the native trees and any further development will impact my privacy completely, with this monstrous **new hardstand** installed below.



2.



3.



STORM WATER RUNOFF PROBLEMS WHEN RAIN HITS THIS NEW HARDSTAND, IMPERVIOUS DRIVEWAY SURFACE THE WATER WILL BE CHanneled DOWN THE DRIVEWAY
Stormwater and sediment from this property shown in photo below has been an ongoing issue flowing

across the road down my driveway and seen in the above photo flowing down the road and into the watercourse before entering McCarrs Creek. I have made numerous calls and other residents to NB COUNCIL spoken many times to RICHARD he has photographed the site many times and followed up with reports.

The impact on the property from trees and groundcover removed from 201 which were a natural solution on the land for stormwater runoff. The tree roots helped absorbed and filtered the runoff and held the soil. The tree canopy also slowed the rainfall and spread it over the land.

It is clear the impact on this denuded property in terms of flooding, the unimpeded raindrop impact on the bare ground has lead to EROSION and QUICK RUNOFF. This is a very steep block adding significantly to the amount of mud/water running down from 201 and across 199 McCarrs Creek Road during every rainfall and the polluting of McCarrs Creek which flows into Pittwater..

Please advise on what action council is taking to protect residents from current breaches of Council's stormwater and sediment control compliance by the owner /developer of the property at 201.



THE INCLINATOR

I also object to the the amended extension to the inclinator.

The original approved plans for the inclinator did not show the inclinator being so high off the ground. The inclinator will totally dominate the site when viewed from a public space & from neighbouring properties.

As you can see from the approved plans (Mod2021/0307) the inclinator is not shown to go up to the upper deck of the residence beside the pool in the provided Western & Northern elevation

plans/drawings.



The only set of drawings showing an inclinator is an aerial drawing which is shown above.

So if you look at all these drawings it would be fair to say that the inclinator is following the natural slope of the land and it is to finish at the same level as the basement of the house **and NOT to be raised off the ground and a new landing (now) being built off the deck off the first level of the house which now dominates streetscape when viewed from a public space and neighbouring properties!**

This is a new modification to the approved modification plans (Mod2021/0307) that are not listed in this modification and they should be stopped immediately and not approved, as the applicant has not had approval for these works.

In fact the applicant is not including any measurements to show how far any of the above listed works is from the neighbouring properties.

I was also told that any new modifications or Applications by the applicant would include new updated surveys with all the relevant data & measurements.

SUBFLOOR STOREROOM

This area was excavated after the house was well established below see pictures of tractors digging down near the foundations removing tons of soil and rocks and large trucks removing soil from the site.

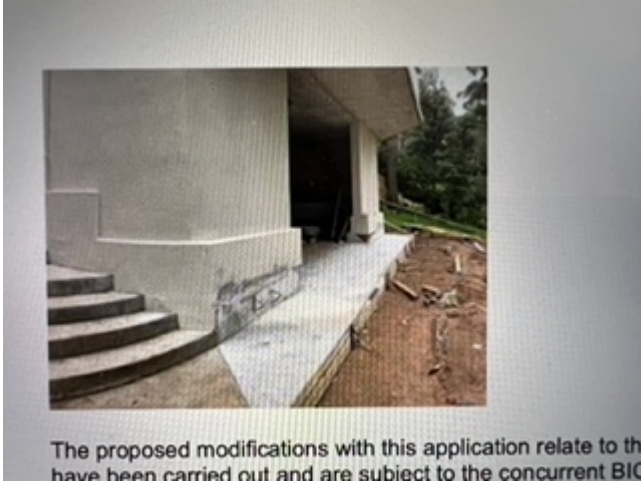


PHOTO 1 DATED 6 OCT 2022 TRUCK LEAVING SITE WITH SOIL AND ROCK from SUBFLOOR STOREROOM



Photo above shows **SUBFLOOR STOREROOM** plus a close up. Certainly different to the photo submitted STATEMENT OF environmental Page 2

All four PHOTO of subfloor taken today 22 Nov 2022 the slab of cement is larger in size than the one as seen in photo above.



The proposed modifications with this application relate to the modifications that have been carried out and are subject to the concurrent BIC

TIMBER RETAINING WALLS

In regards to the timber retaining walls, I believe they are in place only for aesthetic purposes to give the illusion that they are stabilising the above steep slope that has been totally denuded by the current owners/developer. The job is poorly done and with the weight of water added to the loose filled soil will be disaster.





I expect Council to take in my valid points noted above and do the right think and refuse this
MOD2022/0598 - 201 McCarrs Creek Road, Church Point

I reserve the right to submit further information regarding my objection as required.

I look forward to your response thank you.

Kind regards,

Karrayan

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[REDACTED]
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