

Statement of Environmental Effects

ALTERATIONS AND ADDITIONS

163 McCARRS CREEK ROAD, CHURCH POINT

Prepared by
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Introduction

This Statement of Environmental Effects accompanies drawings prepared by Network Design Drawing Reference No. 03-21- MCA sheets 1–10 dated March 2021.

This statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the council.

In preparation of this document, consideration has been given to the following:

- The Environmental Planning and Assessment Act, 1979 as amended
- The Environmental Planning and Assessment Regulation 2000
- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- Pittwater Local Environmental Plan 2014
- Pittwater 21 Development Control Plan 2014

Property Description

The subject allotment is described as 163 McCarrs Creek Road, Church Point being Lot10 in D.P.243387 and is zoned E4 Environmental Living as per Pittwater Local Environmental Plan 2014.

The site is not listed as a heritage item or located within a conservation area or flood risk precinct. Council's mapping indicates the property is bushfire prone and located within an Area 5 Acid Sulfate Soils zone and a H1 Geotechnical Hazard zone.

Site Description

The site is an 807.8 m² residential bushland block, located off an access road on the southeast side of McCarrs Creek Road. The access road services numerous properties located off both sides of the road.

The main body of the block is irregular in shape with a frontage to the access road of approximately 40 metres. Natural surface falls very steeply towards McCarrs Creek Road at approximately 55%.

The existing residence is a multi- level timber clad structure with pitched metal roofs.

The residence is located towards the upper rear portion of the block facing northwest.

Access to the residence is gained from a driveway leading off the access road which leads to the residences entry and double carport located at the rear of the structure. The residences main living areas are located at this level which has a split level format. A kitchen and bathroom is located either side of the entry and at the lower level are the main living and dining areas which flow onto a covered timber deck. The upper level of residence contains bedrooms and the lowest floor level more bedrooms and living spaces.

Like the majority of properties in this part of McCarrs Creek the residence is surrounded by natural bushland with no formal lawn or garden areas.

The nearest residence is No 157 located over 10 metres uphill and to the southeast of the subject residence.

Details of the subject and adjoining properties are as detailed on the accompanying Survey Plan by Waterview Surveying Services Project 1259



Looking at No.163 and surrounding area



Looking at residence from driveway



Looking at residence from access road



Looking at area of proposed addition from existing ground floor balcony

Proposed Development

Ground Floor Level

- Construct new kitchen and balcony addition off southern side of building behind carport and over lower ground floor structure below.

State Environmental Planning Policy (Building Sustainability Index: BASIX)

The proposal has been designed to meet the water, thermal and energy targets required by BASIX. A BASIX certificate accompanies this application.

Pittwater Local Environmental Plan 2014

Clause 2.3 Zone Objectives and Land Use Table

The subject site is zoned E4 Environmental Living under Pittwater LEP 2014.

The development of and the use of the land for residential purposes within E4 Environmental Living is to be consistent with the zone objectives, which are noted as:

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*
- *To provide for residential development of a low density and scale integrated with the landform and landscape.*
- *To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.*

It is considered that the proposed development will be consistent with the desired future character of the surrounding area for the following reasons:

- The proposal will be compatible to and complement the existing style of detached multi-level development in the surrounding area.
- The proposed development respects the scale and form of other multi-level development in the surrounding area.
- The proposed setbacks to new structure is consistent with DCP objectives resulting in generous spatial separation to adjoining development.
- The proposal will not impact on the outlook or views of the adjoining properties.
- The proposal will have no impact on the natural rock outcrops and undisturbed landform which provides a habitat for local wildlife.

Clause 4.3 Height of Buildings

The maximum building height in this part of Church Point is 8.5 metres.
All new structure is maintained below the maximum height requirement.

Clause 5.9 Preservation of trees or vegetation.

Proposed new structure sits above existing structure and will not therefore impact on any trees or natural vegetation.

Clause 7.1 Acid Sulphate soils

The proposed addition is located over existing structure and will not require any excavation.

Clause 7.2 Earthworks

The proposed works do not require any earthworks

Clause 7.6 Biodiversity Protection

The land is noted within Council's Biodiversity mapped area.
As noted above the proposed addition will be located over existing structure and will not therefore have any impact on existing vegetation or the established wildlife habitat in the surrounding area. We request therefore that in the circumstances of this case as the development will not result in any undue impact on the existing wildlife habitat the requirement for the relevant Ecological and Biodiversity Reports be waived.

Clause 7.7 Geotechnical Hazards

A Geotechnical Report by White Geotechnical Group Reference J3765 supporting the development accompanies this application.

Clause 7.10 Essential Services

The property is serviced by all the normal residential services.

Pittwater 21 Development Control Plan 2014

Council's Pittwater 21 DCP Section B (General Controls), Section C (Design Criteria) and Section D4 Church Point and Bayview Locality Statement outlines controls and objectives for development within the subject locality.

The Church Point and Bayview locality will remain a low-density residential area with dwelling houses a maximum of two storeys in any one place in a natural landscaped setting, integrated with the landform and landscape. Secondary dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations. Any dual occupancy dwellings will be located on lowlands in the locality on land that has less tree canopy coverage, species and habitat diversity and fewer other constraints to development. Retail, community and recreational facilities will serve the community.

Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport. The locality is characterised by steeply sloping blocks so the provision of facilities such as inclinators, driveways and car parking need to be sensitively designed. The shared use of vehicular/pedestrian access, and the use of rooftops as parking areas can be solutions that minimise the physical and visual impact on the escarpment or foreshore.

Future development will maintain a building height limit below the tree canopy, and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Views from the buildings shall be maintained below the tree canopy level capturing spectacular views up the Pittwater waterway. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.

The locality is visually prominent particularly from Scotland Island, Bilgola Plateau, and the Pittwater waterway. Therefore, a balance will be achieved between maintaining the landforms,

landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, and to enhance wildlife corridors.

Heritage items and conservation areas indicative of the Guringai Aboriginal people and of early settlement in the locality will be conserved.

Vehicular, pedestrian and cycle access within and through the locality will be maintained and upgraded. The design and construction of roads will manage local traffic needs, minimise harm to people and fauna, and facilitate co-location of services and utilities.

Pedestrian/cycle access around the foreshore and to areas of open space will be upgraded and maintained.

Church Point will remain an important link to the offshore communities.

Section B General Controls

The General Controls applicable to the proposed development are summarised as:

B3.1 Landslip Hazard

The control seeks to achieve the outcomes:

Protection of people.

Protection of the natural environment.

Protection of private and public infrastructure and assets.

Refer to Clause 7.7 above for comment.

B3.2 Bushfire Hazard

The control seeks to achieve the outcomes:

All development is to be designed and constructed so as to manage risk due to the effects of bushfire throughout the life of the development.

A bushfire assessment report by Building Code and Bushfire Solutions Reference No. 220318 accompanies this application.

B4.4 Flora and Fauna Habitat Enhancement

The control seeks to achieve the outcomes:

Conservation, enhancement and/or creation of habitats for locally native flora and fauna to ensure the long-term viability of locally native flora and fauna and their habitats.

Refer to Clause 7.6 above for comment.

B5.8 Stormwater Management – Water Quality- Low Density Residential

The control seeks to achieve the outcomes:

No increase in pollutants discharged with stormwater into the environment.

Development is compatible with Water Sensitive Urban Design principles.

The proposed development will not result in any increase in stormwater run-off.

A stormwater management plan accompanies this application. (Refer to Sheet 10)

B6.5 Off-Street Vehicle Requirements – Low Density Residential

The control seeks to achieve the outcomes:

Safe and convenient parking.

The controls requires a minimum of 2 parking spaces for the 5 bedroom dwelling.

The property currently has parking for three vehicles in total. Two within the carport located at entry level and another located at lower ground floor level.

B8.1 Construction & demolition – excavation and landfill

The control seeks to achieve the outcomes:

Site disturbance is minimised.

Excavation, landfill and construction not to have an adverse impact.

Excavation and landfill operations not to cause damage on the development or adjoining property.

The proposed works do not require any excavation or fill.

B8.2 Construction & demolition – Erosion and Sediment Management

The control seeks to achieve the outcomes:

Waterways, coastal areas, watercourses, drainage systems and the public domain are protected from the transportation of sedimentation from development sites.

Reduction of waste throughout all phases of development.

Public safety is ensured.

Protection of the public domain.

As there is no excavation required there will be no need for sedimentation measures to be implemented.

B8.3 Construction & demolition – Waste Minimisation

The control seeks to achieve the outcomes:

Reduction management of demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility.

The bulk of the proposed works is new build and will not therefore generate significant construction waste. Waste will be loaded directly into builder's trucks and removed from site.

Section C Design Criteria

The Design Criteria applicable to the proposed development are summarised as:

C1.1 Landscaping

The control seeks to achieve the outcomes:

A built form softened and complemented by landscaping.

Landscaping reflects the scale and form of development.

Retention of canopy trees by encouraging the use of pier and beam footings.

Development results in retention of existing native vegetation.

Landscaping results in the long-term retention of Pittwater's locally native tree canopy.

Landscaping retains and enhances Pittwater's biodiversity by using locally native plant species

Landscaping enhances habitat and amenity value.

Landscaping results in reduced risk of landslip.

Landscaping results in low watering requirement.

The proposed works will not impact the existing natural bushland within the property and surrounding area.

C1.2 Safety and Security

The control seeks to achieve the outcomes:

On-going safety and security of the Pittwater community.

Opportunities for vandalism are minimised.

Inform applicant's of Council's requirements for crime and safety management for new development.

Improve community awareness in relation to Crime Prevention through Environmental Design (CPTED), its principle strategies and legislative requirements)

Identify crime and safety priority areas in Pittwater LGA

Improve community safety and reduce the fear of crime in the Pittwater LGA

Develop and sustain partnerships with key stakeholders in the local area who are involved in community safety.

The proposed works will not result in any change to the properties existing safety and security.

C1.3 View Sharing

The control seeks to achieve the outcomes:

A reasonable sharing of views amongst dwellings.

Views and vistas from roads and public places to water, headland, beach and/or bush views are to be protected, maintained and where possible, enhanced.

Canopy trees take priority over views.

The proposed works will have no impact on surrounding properties views or outlook.

C1.4 Solar Access (Refer to Sheets 7 - 9

The control seeks to achieve the outcomes:

Residential development is sited and designed to maximise solar access during mid-winter.

A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development.

Reduce usage and/dependence for artificial lighting.

As demonstrated in the accompanying shadow plans the proposed development will not result in any additional shadow casting onto adjoining properties.

C1.5 Visual Privacy

The control seeks to achieve the outcomes:

Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design.

A sense of territory and safety is provided for residents.

There will be no additional overlooking opportunities from new structure with the outlook from all new windows, doors and balcony over the surrounding natural bushland towards McCarrs Creek Road.

C1.6 Acoustic Privacy

The control seeks to achieve the outcomes:

Noise is substantially contained within each dwelling and noise from any communal or private open space areas are limited.

Noise is not to be offensive as defined by the Protection of the Environment Operations Act 1997, including noise from plant, equipment and communal or private open space areas

The substantial separation between residences will ensure their existing aural amenity is maintained.

C1.7 Private Open Space

The control seeks to achieve the outcomes:

Dwellings are provided with a private, usable and well-located area of private open space for the use and enjoyment of the occupants.

Private open space is integrated with, and directly accessible from, the living areas of dwellings.

Private open space receives sufficient solar access and privacy.

Due to the steep terrain the properties existing areas of private open space is restricted to decks. The proposed works will not impact on these outdoor recreation spaces.

C1.12 Waste and Recycling Facilities

The control seeks to achieve the outcomes:

Waste and recycling facilities are accessible and convenient, and integrate with the development.

Waste and recycling facilities are located such that they do not adversely impact upon amenity of the adjoining development or natural environment.

The property has an existing designated area for waste and recycling bins.

Section D Locality Specific Development Controls

The **D4 Church Point and Bayview Locality Statement** contains a number of outcomes for development in the locality. In regards to those outcomes we submit that the development is well designed and consistent with community vision for development in Pittwater in that it is:

- Proposing a form of development that is compatible with the surrounding residential character and will provide a structure of appropriate scale to surrounding multi-level development.
- The proposal maintains the amenity of adjoining properties in terms of solar access, visual privacy and views.

A summary of the DCP controls for the D4 Church Point and Bayview Locality is as follows:

D4.1 Character as viewed from a Public Place

The control seeks to achieve the outcomes:

To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built and natural environment.

To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.

The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation.

High quality buildings designed and built for the natural context and any natural hazards.

Buildings do not dominate the streetscape and are at 'human scale'. Within residential areas, buildings give the appearance of being two-storey maximum.

To preserve and enhance district and local views which reinforce and protect the Pittwater's natural context.

To enhance the bushland vista of Pittwater as the predominant feature of the landscape with built form, including parking structures, being a secondary component.

To ensure that development adjacent to public domain elements such as waterways, streets, parks, bushland reserves and other public open spaces, compliments the landscape character, public use and enjoyment of that land.

The proposal will provide for a modest addition to accommodate a new kitchen in a more practical location than the existing kitchen. The addition is contained within the existing footprint ensuring the impact on adjoining development and in particular the surrounding natural bushland will not be impacted upon.

D4.2 Scenic Protection General

The control seeks to achieve the outcomes:

Bushland landscape is the predominant feature of Pittwater with the built form being the secondary component of the visual catchment.

The proposed works will not have any impact on the existing surrounding bushland.

D4.3 Building Colours, Materials and Construction

The control seeks to achieve the outcomes:

Achieve the desired future character of the Locality.

The development enhances the visual quality and identity of the streetscape.

To provide attractive building facades which establish identity and contribute to the streetscape.

To ensure building colours and materials compliments and enhances the visual character and its location with the natural landscapes of Pittwater.

The colours and materials of the development harmonise with the natural environment.

The visual prominence of the development is minimised.

Damage to existing native vegetation and habitat is minimised.

A schedule of colours and finishes accompanies the application.

D4.5 Front Building Line

The control seeks to achieve the outcomes:

Achieve the desired future character of the Locality.

Equitable preservation of views and vistas to and/or from public/private places.

The amenity of residential development adjoining a main road is maintained.
Vegetation is retained and enhanced to visually reduce the built form.
Vehicle manoeuvring in a forward direction is facilitated.
To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.
To encourage attractive street frontages and improve pedestrian amenity.
To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.

The relevant control for properties within an E4 Environmental Living zone fronting McCarrs Creek Road is a minimum front setback of 10 metres or established building line.
The residence is over 30 metres from McCarrs Creek Road and due to the random pattern of surrounding development there is no established building line.

D4.6 Side and Rear Building Line

The control seeks to achieve the outcomes:
To achieve the desired future character of the Locality.
The bulk and scale of the built form is minimised.
Equitable preservation of views and vistas to and/or from public/private places.
To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.
To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.
Substantial landscaping, a mature tree canopy and an attractive streetscape.
Flexibility in the siting of buildings and access.
Vegetation is retained and enhanced to visually reduce the built form.
To ensure a landscaped buffer between commercial and residential zones is established.

The relevant control is to maintain a minimum side boundary setback of 2.5 metres for at least one side and minimum 1 metre setback for the other side.
The proposed addition will maintain a minimum 2.65 metre setback to the southern technical side boundary.

D4.8 Building Envelope

The control seeks to achieve the outcomes:
To achieve the desired future character of the Locality.
To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.
To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.
The bulk and scale of the built form is minimised.
Equitable preservation of views and vistas to and/or from public/private places.
To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.
Vegetation is retained and enhanced to visually reduce the built form.

All new structure will be maintained within the relevant building envelopes.

D4.10 Landscaped Area – Environmentally Sensitive Land

The control seeks to achieve the outcomes:
Achieve the desired future character of the Locality.
The bulk and scale of the built form is minimised.
A reasonable level of amenity and solar access is provided and maintained.
Vegetation is retained and enhanced to visually reduce the built form.
Conservation of natural vegetation and biodiversity.
Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.
To preserve and enhance the rural and bushland character of the area.
Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.

The relevant control is to limit residential development in order to maintain a minimum landscaped area of 60% of site area (484.7m²).

The development will not result in any change to the sites existing landscaped area of 349.4m² or 43.3% of site area.

We note that over 130m² of the site is consumed by the access road from McCarrs Creek Road.

D4.14 Scenic Protection Category One Areas

The control seeks to achieve the outcomes:

To preserve and enhance the visual significance of district and local views of Pittwater's natural topographical features such as, ridges, upper slopes and the waterfront.

Maintenance and enhancement of the tree canopy.

Colours and materials recede into a well vegetated natural environment.

To maintain and enhance the natural environment of Pittwater as the predominant feature of the landscape with built form being a secondary component.

To preserve and enhance district and local views which reinforce and protect the Pittwater's bushland landscape and urban form to enhance legibility.

To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.

To ensure sites are designed in scale with Pittwater's bushland setting and encourages visual integration and connectivity to natural environment.

Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve.

The proposed addition to the existing dwelling is modest and located within the existing building and elevational footprint.

The work will not result in any change to the existing surrounding bushland or landform. The new structure will not interfere with any views from surrounding development.

The property is located a significant distance from McCarrs Creek Road and will not therefore impact on any public vistas.

Conclusion

The main objective of the development is to provide for a modest addition to the existing residence to allow a kitchen to be established in a more practical location adjacent the dwellings principal indoor and outdoor living spaces.

We submit that the proposed works satisfy the stated objectives of Councils Development controls and will not result in any undue impact on the environment, scenic quality of the area or the amenity of the adjoining allotments. We request the issue of Development Consent under the delegation of Council.