

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

REMEDIAL WORKS TO EXISTING DECKING AND WINDOW REPLACEMENT

AT

153 McCarrs Creek Rd, Church Point NSW 2105

PREPARED FOR

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DEC 2023

BY

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1 Introduction

This Statement of Environmental Effects (SEE) has been prepared to form part of the Development Application for the proposed development at No.153 McCarrs Creek Rd Church Point, NSW, 2105.

This SEE has been prepared by Grant Clement Landscape Architect on behalf Mr & Mrs G & K Clement to accompany and support documentation dated Nov 2023 for submission to Northern Beaches Council as a Development Application for the remedial work to an existing Decking. The proposal is for the replacement of the decayed decking, handrailing and part structural upgrade works as required.

The supporting documentation accompanying this SEE is as follows;

- *Survey Plan _ DA 001*
- *Site Plan _DA 002*
- *Site Analysis Plan _DA 100*
- *Demolition Plan _DA 200*
- *Proposed Landscape Plan _DA 300*
- *Elevations _DA 301*
- *Sediment Control Plan _DA 302*
- *Typical Construction Details _DA 303*
- *NBC Waste management Plan.*

This SEE shall explain how the proposal has addressed the relevant controls & objectives contained in the following planning instruments:

- *Pittwater Local Environmental Plan 2014*
- *Pittwater Development Control Plan – (Pittwater 21 DCP)*

This proposal aims to provide the subject property with a suitable design solution that shall meet the current numerical controls and objectives stated within Pittwater LEP 2014 and the Pittwater 21 DCP and where the numerical controls and objectives differ from that required, provides rational for that transgression.

The proposed development will consist of remedial construction work to an existing hardwood timber decking. The development proposal shall include completion of the demolition works which has partially commenced. Replacement of decayed structural timbers and decking as required, installation of new handrailing as required to meet the current Australian Standards & National Building Codes.

The development shall utilize the existing structural foundations and steel posts supports as these are incorporated into the original structure of the dwelling.

The development shall greatly enhance the amenity for the occupants by restoring this decking to its previous state and made safe, whilst preserving the amenity of neighboring properties.

The proposal shall have little to no impact on the natural landscape or the existing streetscape character of McCarrs Creek Rd, all existing vegetation will remain undisturbed.

This Statement of Environmental Effects shall clearly and comprehensively address all relevant planning instruments to demonstrate the compliance of the proposal with the relevant numerical controls and

objectives as well as justify the suitability of the proposed development for the existing site conditions and the surrounding environment.

2 Site Description

The subject property, that is Lot 5 in DP 24338, identified as No.153 McCarrs Creek Rd, Church Point NSW 2105, is situated on the upper southern side of McCarrs Creek Rd in the Local Government Authority of Northern Beaches Council.

2.1 Subject Property

153 McCarrs Creek Rd, Church Point NSW 2105

The subject property is somewhat typical for the area, Trapezoid in shape with the western boundary measuring 29.566 meters, the northern boundary measuring 15.196 meters, the eastern boundary measuring 33.941 meters and the southern boundary measuring 31.861 metres. The total site area by Deposited Plan is **695.60 m²**

Currently existing on the site is a well-maintained split level three storey dwelling made up of a timber frame construction with shiplap timber cladding and a colorbond sheet metal roofing, including a double carport, positioned towards the highest side of the lot on the southern boundary. Private open spaces: include 3 x elevated hardwood timber decks at the sides and rear off the dwelling, the rear timber decking on the north elevation is accessed off mid level with the two other lower decks accessed from the lower ground level to the east and west elevations of the dwelling. Access around the house is provided by existing hard and soft landscape made up of a variety of materials generally.

The natural topography of the property slopes downward towards McCarrs Creek Rd from the southern to the northern boundary. The grade of the topography severely increases towards the lower third of the lot along McCarrs Creek Rd.

Existing vehicular access to the site is via a private road/driveway. The driveway provides access directly into the Double garage/carport and includes provision for off-street parking.

2.2 Neighbouring Properties

No. 159 McCarrs Creek Rd is positioned to the West of the subject site a two storey dwelling. , two handles of land which belong to no.s 157 & 155 lie in between the subject property and no. 159, provides a vegetative buffer approx. 10m in width. There is currently no dividing fence between these properties.

No.149 McCarrs Creek Rd the East of the subject site the neighboring property. In the same layout described to the west of the subject site there is two handles of land which provides a vegetative buffer approx 10m in width these handles belong to No's 151 & 149a existing dwelling is made of timber cladding with a metal roof. As with the subject property both of the neighbouring properties are accessed via the private road for both vehicular and pedestrian.

3 Assessment of Relevant Controls and Plans.

The following planning instruments, controls and plans are relevant to the proposed development:

- *Pittwater Local Environmental Plan 2014 (PLEP2014)*
- *Pittwater21 Development Control Plan (PDCP21)*

3.1 Pittwater Local Environmental Plan 2014

The subject property is identified on the Land application map of Pittwater LEP 2014 and therefore the Pittwater Local Environmental Plan 2014 applies to the land.

3.1.1 Land Use Zoning

The subject property is identified on Pittwater LEP 2014 Land Zoning Map as being **C4–Environmental Living**.

The proposed development **IS** permissible in this land zoning.

3.1.2 Height of Buildings

The subject property is identified on Pittwater LEP 2014 Height of Buildings Map as Area I having a maximum permissible building height of **8.5** metres.

The proposed development **Does Not** alter the existing building height.

3.1.3 Acid Sulfate Soils

The subject property **IS** identified on Pittwater LEP 2014 Acid Sulfate Soils Map as Class 5.

The proposed works **Does Not** require excavation as it will be utilizing existing foundations and structure, the proposed work is replacement of decking only.

3.1.4 Bushfire Mapping

The subject property **IS** identified on Pittwater LEP 2014 Bushfire Map, as being in a Vegetation Buffer zone.

3.1.5 Pittwater Landscaped Area Map

The subject property **IS** identified on Pittwater LEP 2014 Landscaped Area Map within Area 1.

3.1.6 Biodiversity

The subject property **IS** identified on Pittwater LEP 2014 Biodiversity Map.

3.1.7 Foreshore building Line

The subject property **IS NOT** identified on the Foreshore Building Line map of Pittwater LEP 2014

3.1.8 Flooding

The subject property **IS NOT** identified on the Pittwater LEP 2014 as being affected by flooding.

3.1.9 Geotechnical Hazard Mapping.

The subject property **IS** identified on Pittwater LEP 2014 Geotechnical Hazard Map as H1.

3.2 Pittwater 21 Development Control Plan (PDCP21)

A review of Pittwater 21 Development Control Plan has been summarised below with reference to the development controls applicable to the development. The identified controls directly inform the proposal and have been addressed both within this SEE and the accompanying planning documentation and plans. This summary is inclusive of planning controls from sections A,B,C and D within the PDCP21 with an appropriate design resolution describing the design response.

3.2.1 Section B - General Controls

3.2.1.1 B1.4 Aboriginal Heritage Significance

The subject site does not contain landscape features as described within this control. There is evidence of historical excavation within the property and around the surrounding area which is a product of the original development and establishing the private road which services this property and neighbouring properties. A basic AHIMS search has been carried out on the NSW government Environment & Heritage website for the subject property including a 50m buffer. The search reference no. *Client Service ID : 851496* which has provided a report with findings as below;

- 0 Aboriginal sites are recorded in or near the above location and
- 0 Aboriginal places have been declared in or near the above location.

There is **no** known aboriginal heritage items within the subject property.

3.2.1.2 B3.1 Landslip Hazard

As previously described the proposal is a 'like for like' replacement of an existing decking which was constructed as part of the original dwelling construction. The proposal shall utilise the existing structure which includes supporting posts and foundations. The proposed works will not require excavation or disturbance of the existing ground condition and it shall remain in its current condition.

3.2.1.3 B3.2 Bushfire Hazard

The subject property is identified as falling within the Bushfire Prone Vegetation Buffer Zone. The development is proposing to utilize the existing structural steel upright posts, treated timber structural framing whilst replacing the original hardwood decking timbers with 'Ekodeck Flamezone' composite decking boards as the finished surface in accordance with the manufacture's specifications.

The proposed substitute safety railing will also be constructed using frameless glass with stainless steel hardware and fittings both of which are non-combustible materials.

The development proposal is addressing the identified Bushfire Hazard Risk by substituting both the original timber safety railing with glass balustrades and the hardwood timber decking for composite decking 'Ekodeck Flamezone' boards which are rated BAL29. The BAL29 rating is not achievable using like for like hardwood decking, the proposed substitutes for both the decking and handrailing have been designed to address the Bushfire Hazard Risk.

3.2.1.4 B4.17 Littoral Rainforest – Endangered Ecological Community

The subject Property is identified as containing Littoral Rainforest plant community within its cadastral boundary. The proposal is an upgrade of an existing decking there is no extension or change to the existing deck with the exception of lowering the finished level by 180mm.

The completion of the proposed works does not require the removal of any existing trees or native vegetation. The proposal is a like for like decking replacement therefore no further mitigation action shall be required with regard to this numeric control.

3.2.1.5 B8.3 Construction and Demolition – Waste minimisation

Waste management and minimisation will be managed through industry standard practice, all recyclable materials shall be taken to the nearest recycling facility. Refer to the Waste management plan which has been submitted as part of this development application.

3.2.2 Section C - Design Criteria for Residential Development

3.2.2.1 C1.1 Landscaping

The proposal has been designed to have minimal impact on the existing landscape, there will be no tree removal or removal of any existing native vegetation.

3.2.2.2 C1.2 Safety & Security

Site safety will be managed through the installation of temporary fencing and bunting where possible, the occupants of the property will be living at this address throughout the construction works and will provide passive observation out of hours for the site.

3.2.2.3 C1.5 Visual Privacy

The development proposal does not change or alter current levels of visual privacy which are enjoyed by the neighbouring residents on the western boundary no. 159 McCarrs Creek Rd, arguably the visual impact of the development would be less as it is to be lowered 180mm.

Additionally the distance between the proposed decking and the neighbouring properties exceeds 9.0m due to the two access handles which have been previously described in 2.2 Neighbouring Properties of this statement.

3.2.2.4 C1.6 Acoustic Privacy

The development proposal does not impact or alter current levels of Acoustic privacy which are enjoyed by the neighbouring residents on the western boundary no. 159 McCarrs Creek Rd. Additionally the distance between the proposed decking and the neighbouring properties exceeds 9.0m due to the two access handles which have been previously described in 2.2 Neighbouring Properties of this statement.

3.2.2.5 C1.7 Private Open Space

The upgrade of this decking will enable the residents to

3.2.3 Section D – Locality Specific Development Controls

3.2.3.1 D4.6 Side and rear Building Line

The building setback requirement within this control require 2.5m to at least one side; 1.0 for other side. This proposal meets these setback requirements.

3.2.3.2 D4.10 Landscaped Area- Environmentally Sensitive Land

As previously addressed in (3.2.1.4) of the is statement the subject Property is identified as containing Littoral Rainforest plant community within its cadastral boundary. The proposal is an upgrade of an existing decking there is no extension or change to the existing deck with the exception of lowering the finished level by 180mm.

The completion of the proposed works does not require the removal of any existing trees or native vegetation. The proposal is a like for like decking replacement therefore no further mitigation action shall be required with regard to this numeric control.

3.2.3.3 D4.13 Construction, Retaining walls, terracing and undercroft areas

The following in italics is an extract from this control ;

(In the provision of outdoor entertaining areas, preference is given to timber decks rather than cut/fill, retaining walls and/or terracing).

This proposal meets this control and maintains the preference for decking as described.

3.2.3.4 D4.14 Scenic Protection Category One Areas

4 Conclusion

All proposed work shall be undertaken to the highest standards utilizing high quality material and finishes complying with Australian building codes, as per structural engineers design and the manufacturers specification.

The proposed works comply with the relevant controls and objectives set out in Northern Beaches Council – Pittwater LEP and DCP.

The site and the surrounding environment, as well as the Council's Planning Controls have been carefully considered to provide a design that is sympathetic to the site conditions, the existing dwelling and the neighboring properties. The proposal shall significantly improve the amenity of the subject property whilst preserving the streetscape and the amenity of the neighboring properties and the surrounding environment.

This proposal should be supported and approved by Northern Beaches Council.