

## Statement of Environmental Effects



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Alterations & Additions to an Existing Dwelling, with  
Ancillary Structures - Home Office/Studio Barn Conversion and a  
swimming pool @

323 McCarrs Creek Road, Terrey Hills

Prepared For Skunsh Pty Ltd

project no 2108

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issue A

## 1.0 INTRODUCTION

This Statement of Environmental Effects is a report that forms part of an application for development consent submitted to the Northern Beaches Council for: -

- Alterations and Additions to an existing dwelling
- Conversion of an existing barn to a Home Office / Studio
- New in-ground swimming pool

The location of the proposal is 323 McCarrs Creek Road, Terrey Hills, a semi-rural acreage with a site area of 1.232ha which contains a single dwelling and barn/workshop sheds on Lots 369 & 425, DP 752017. The proposed works to the buildings are alterations and additions to existing buildings on site, plus the swimming pool. The site is capable of accommodating the proposed works without any impact on the local amenity or neighbouring properties.

The proposal achieves the objectives of the WLEP 2011 and DCP and is appropriate to the character of the land and context of the RU4 zoning. The proposal should be supported for approval due to the following:

- The application has considered and satisfied the various planning controls applicable to the site and the proposed development
- The proposed dwelling alterations and additions and the ancillary structures are compatible with the desired future character of the locality
- The proposed works will have a satisfactory impact on the quality of the environment of the land and surrounds.

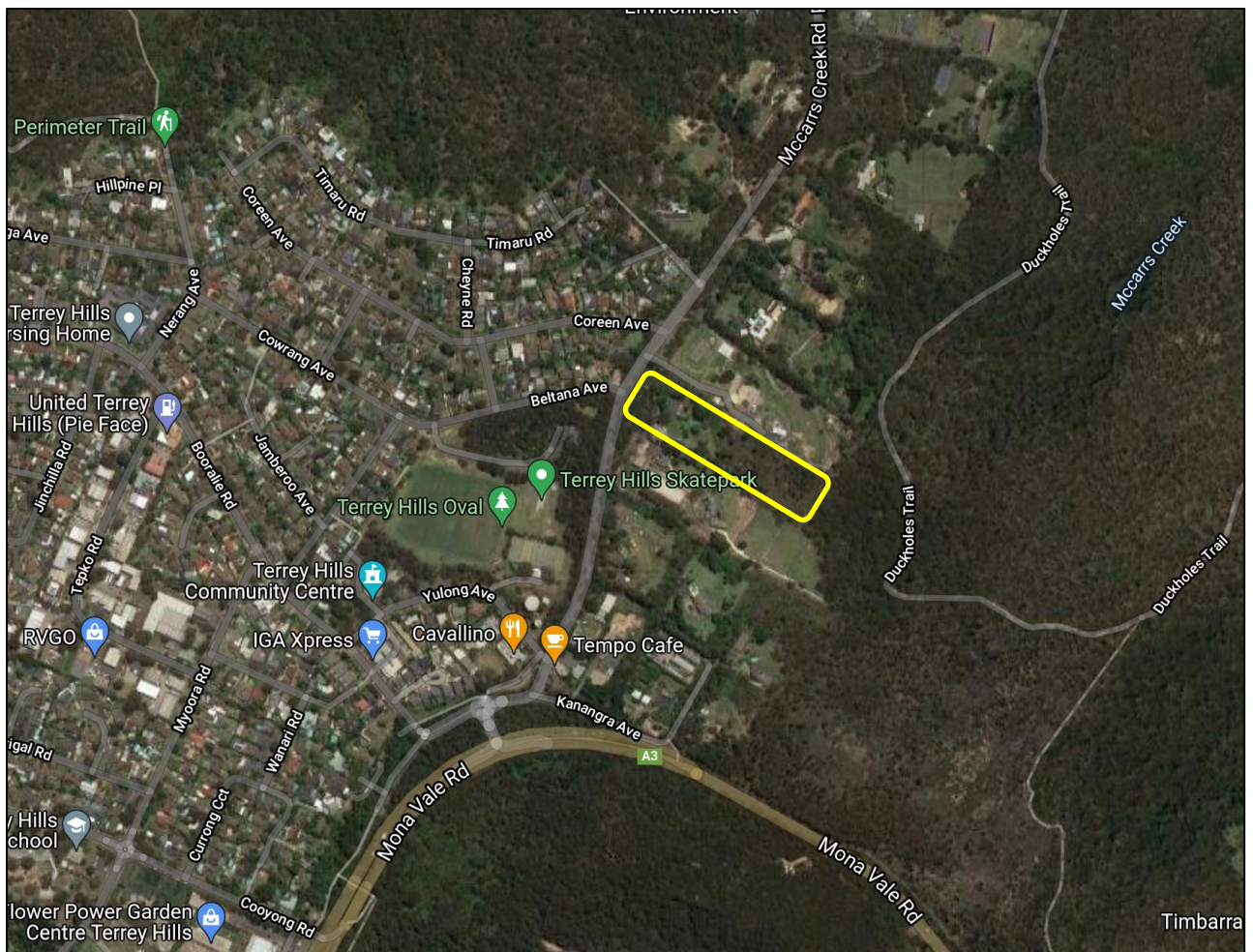


Figure 1. Aerial view of the location of the site (site outline in yellow).

## 2.0 THE SITE, BACKGROUND & DESIGN RESPONSE

The key features of the site are:

- The site is irregular in shape, wider at the street front, then narrowing towards the eastern rear, with a small triangular portion (Lot 425) protruding off the north boundary in what appears to be a land purchase from the adjoining site (321) to accommodate the dwelling.
- The site is generally consistent with the pattern of subdivision on the eastern side of McCarrs Creek Road
- The site is a large area of land with part areas cleared of vegetation around the existing buildings, and part areas remaining in a natural state at the street frontage and at the lower rear of the site.
- The adjoining site to the north (321) is undeveloped land, under the ownership of the Aboriginal Land Council and contributes to the Bushfire risk of the subject site
- The subject site is affected by Bushfire Hazard on council mapping
- The site is gently sloping from the street front at the west toward the centre, then moderately sloped to the rear where the site adjoins the Ku-Ring-Gai Chase National Park



Figure 2. Site outline in yellow

The proposed alterations and additions to the existing buildings are represented in the following accompanying documents:

- Architectural Drawings **A00-A05 issue A**, Project No.2108
- Survey
- Stormwater Management Plan
- Bushfire Hazard Report
- BASIX certificate

The proposed works will maintain all existing front, side and rear setbacks to all existing buildings with the additions to the dwelling located to the centre of the site. This design results in no additional impacts to adjoining properties by maintaining the "status quo" to adjoining properties in terms of maintaining the existing solar access, privacy and views that these properties currently share.



Figure 3. Image of the site from McCarrs Creek Road

Figure 4. Image of the existing single storey dwelling





Figure 5. Image of the existing Barn / Workshop shed

**Design Proposal**

The alterations and additions include the following key aspects of the proposal:

- Upper floor addition to the existing dwelling over the existing footprint.
- Addition of a new entry and garage.
- Internal alterations to the layout of the existing dwelling.
- New decks to the rear of the dwelling
- Add an in-ground swimming pool adjacent the Home office / studio.
- Conversion of the existing barn/workshop shed into a Home office Studio, completely within the existing building footprint and envelope
- Associated landscape improvements surrounding the existing buildings.

The design of the proposed alterations and additions to the existing buildings seeks to create a contemporary rural estate character, with traditional pitched roofs and materials. The design is depicted in the following images



Figure 6. Aerial view of the proposal.



Figure 7. Front elevation of the dwelling alterations and additions

Figure 8. Aerial view of the rear of the dwelling alterations and additions.



Figure 9. View towards the Home office / studio conversion of the barn.

### 3.0 PLANNING CONTROLS & COMPLIANCE

#### WARRINGAH DEVELOPMENT CONTROL PLAN & WARRINGAH LOCAL ENVIRONMENT PLAN 2011

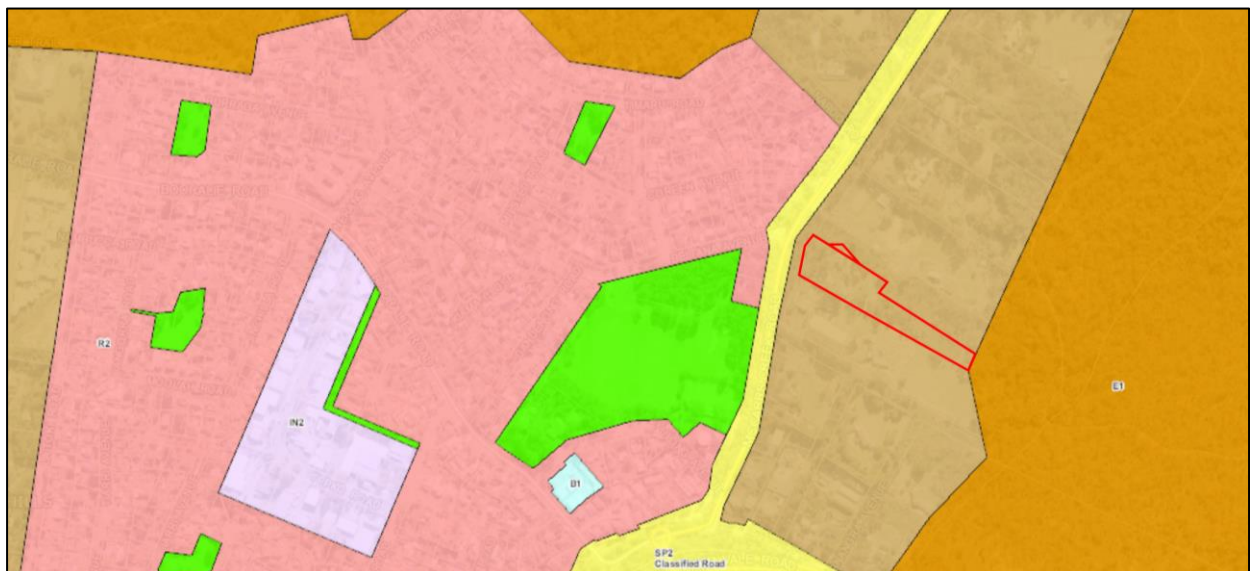
##### Warringah LEP 2011

The WLEP is the principal planning instrument applicable to the land, and the relevant provisions of the LEP are assessed for the proposed development below

**Zoning** RU4 Primary Production Small Lots

Zone Objectives (**response in bold**)

- *To enable sustainable primary industry and other compatible uses*  
**The proposal is a compatible use**
- *To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature*  
**The proposed home office/studio promotes employment opportunity**
- *To minimise conflict between land uses within this zone and land uses within adjoining zones*  
**The uses of dwelling house and home business are consistent with the zone and adjoining zones**
- *To minimise the impact of development on long distance views of the area and on views to and from the adjacent national parks and bushland*  
**The proposal is of a low scale two storey and has minimal impact on views**
- *To maintain and enhance the natural landscape including landform and vegetation*  
**The proposal maintains the natural settings**
- *To ensure low intensity of land use other than land uses that are primary industry enterprises*  
**The proposal remains a low intensity use**
- *To maintain the rural and scenic character of the land*  
**The proposal maintains the rural character**



The proposed uses of **Dwelling Houses and Home businesses** are permitted with consent

### Clause 4.3 Height of Buildings

The stated objectives of this clause, and the design responses are as follows:

- *to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*  
**The dwelling is compatible with the scale of surrounding dwellings.**
- *to minimise visual impact, disruption of views, loss of privacy and loss of solar access*  
**The proposal does not create any visual impact, loss of views, privacy or solar access to any adjoining or nearby properties.**
- *to minimise the adverse impact of development on the scenic quality of Warringah's coastal and bush environments,*  
**The proposal does not alter the scenic quality of the coastl and bushland environment.**
- *to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities*  
**The proposal complies, the proposal cannot be seen from any public places**

The **Height of Buildings Map**, identifies the site to be within land where the height of buildings is not to exceed 8.5 metres

The proposed works have a maximum height above existing ground level of 7.883 metres. The proposal complies.

### Warringah DCP 2011

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#### B1 Wall Heights

Requirements	Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).
Outcomes	The proposal complies with all wall heights below 7.2m as shown in section drawings.

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#### B3. Side Boundary Envelope

Requirements	Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries.
Outcomes	The site is within land that does not have a side boundary envelope requirement.

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#### B.5 Side Boundary Setbacks

Requirements	Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map.  All land in RU4 zone: 10m
Outcomes	The existing setbacks of the dwelling are maintained. These setbacks are within the DCP requirement and comply by existing use rights.  The proposal does not seek to alter the existing setbacks. The proposal complies.

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#### B7. Front Boundary Setbacks

Requirements	Development on land shown coloured on the DCP Map Front Boundary Setbacks is to maintain a minimum setback from boundaries as shown on the map.  All land in RU4 zone: 20m
Outcomes	The proposal maintains the existing setbacks of 33.72m and complies.

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### B9. Rear Boundary Setbacks

Requirements	Development on land shown coloured on the DCP Map Rear Boundary Setbacks is to maintain a minimum setback from boundaries as shown on the map.  All land in RU4 zone: 10m
Outcomes	The maintains the existing setback in excess of 200m and complies

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### B12. National Park Setbacks

Requirements	Development on land shown coloured on the DCP Map Setbacks Special is to maintain a minimum setback from boundaries as shown on the map.  All land in RU4 zone: 20m
Outcomes	The maintains the existing setback in excess of 200m and complies

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### C2. Traffic, Access and Safety

Requirements	Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives. Vehicle access is to be obtained from minor streets and lanes where available and practical. Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.
Outcomes	The proposal will reuse the existing crossing and driveway. The proposal complies.

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### C3. Parking Facilities

Requirements	<ul style="list-style-type: none"><li>• To provide adequate off street carparking.</li><li>• To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place.</li><li>• To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces.</li></ul>
Outcomes	The proposal provides a new double lock up garage as part of the additions to the dwelling. The parking facilities are integrated into the design. The proposal complies.

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### C4 Stormwater

Requirements	Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like.  The stormwater drainage systems for all developments are to be designed and installed in accordance with Council's Water Management for Development Policy
Outcomes	A stormwater management plan from a qualified engineer accompanies the application addressing the Water Management for Development Policy.  Although there is minimal additional building area, the proposal incorporates several rainwater storage tanks in the SMP to address this control.

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### C9. Waste Management

Requirements	All development that is or includes demolition, and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan
Outcomes	The proposal is accompanied by a Waste Management Plan.

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#### D1. Landscaped Open Space and Bushland Setting

Requirements	Development on land shown coloured on the DCP Map Landscaped Open Space and Bushland Setting is to maintain a minimum percentage landscape area of the site.  All land in RU4 zone: Minimum 30%
Outcomes	The proposal contains buildings, driveways and hard surface areas that cover approximately 1,540m <sup>2</sup> of the total site area of 12,320m <sup>2</sup> , representing a built upon area of approximately 12.5%.  The landscape/bushland ratio is approximately 87.5%.

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#### D2. Private Open Space

Requirements	Dwelling houses and attached dwellings with 3 or more bedrooms must provide  A minimum 60m <sup>2</sup> with 5m dimension
Outcomes	The proposal provides a rear private open space exceeding 5,000m <sup>2</sup> and complies.

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#### D6. Access to Sunlight

Requirements	Development should avoid unreasonable overshadowing of any public open space, and at least 50% of the rd area of private open space of each dwelling and at least 50% of the required areas of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21
Outcomes	The proposal orients living and private open spaces to the NE and complies. There is no overshadowing of the private open spaces to adjoining property due to the existing building setbacks. The proposal complies.

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#### D7. Views

Requirements	Development shall provide for the reasonable sharing of views
Outcomes	There are no views affected by the proposal

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#### D8. Privacy

Objectives	<ul style="list-style-type: none"><li>• To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.</li><li>• To encourage innovative design solutions to improve the urban environment.</li><li>• To provide personal and property security for occupants and visitors.</li></ul>
Outcomes	The proposal no impact on the privacy to adjoining properties.

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#### D9. Building Bulk

Objectives	<ul style="list-style-type: none"><li>• To encourage good design and innovative architecture to improve the urban environment.</li><li>• To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.</li></ul>
Outcomes	The proposal no impact of bulk and scale to any adjoining properties.

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#### D10. Building Colours and Materials

Objectives	<ul style="list-style-type: none"><li>• To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.</li></ul>
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Outcomes A colour and finishes schedule has been submitted with this application. The materials and colours selected are in harmony with the surrounding dwellings. The proposal complies

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#### D11. Roofs

Objectives

- To encourage innovative design solutions to improve the urban environment.
- Roofs are to be designed to complement the local skyline.
- Roofs are to be designed to conceal plant and equipment.

Outcomes The roof form has been carefully designed to provide interest, variation and a low pitching height to the perimeter. The proposal complies.

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#### D12. Glare and Reflection

Objectives

- To ensure that development will not result in overspill or glare from artificial illumination or sun reflection.
- To maintain and improve the amenity of public and private land.
- To encourage innovative design solutions to improve the urban environment

Outcomes The proposal complies

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#### D22. Conservation of Energy and Water

Objectives

- To encourage innovative design solutions to improve the urban environment.
- To ensure energy and water use is minimised.

Outcomes A compliant Basix Certificate has been submitted with this application.

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#### E2. Prescribed Vegetation

Requirements

- To preserve and enhance the area's amenity, whilst protecting human life and property.
- To improve air quality, prevent soil erosion, assist in improving water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.
- To provide habitat for local wildlife, generate shade for residents and provide psychological & social benefits.
- To protect and promote the recovery of threatened species, populations and endangered ecological communities.
- To protect and enhance the habitat of plants, animals and vegetation communities with high conservation significance.
- To retain and enhance native vegetation communities and the ecological functions of wildlife corridors.
- To reconstruct habitat in non vegetated areas of wildlife corridors that will sustain the ecological functions of a wildlife corridor and that, as far as possible, represents the combination of plant species and vegetation structure of the original 1750 community.
- Promote the retention of native vegetation in parcels of a size, condition and configuration which will as far as possible enable plant and animal communities to survive in the long-term.

Outcomes There are no significant trees to be removed as a part of this application. The proposal complies with the objective.

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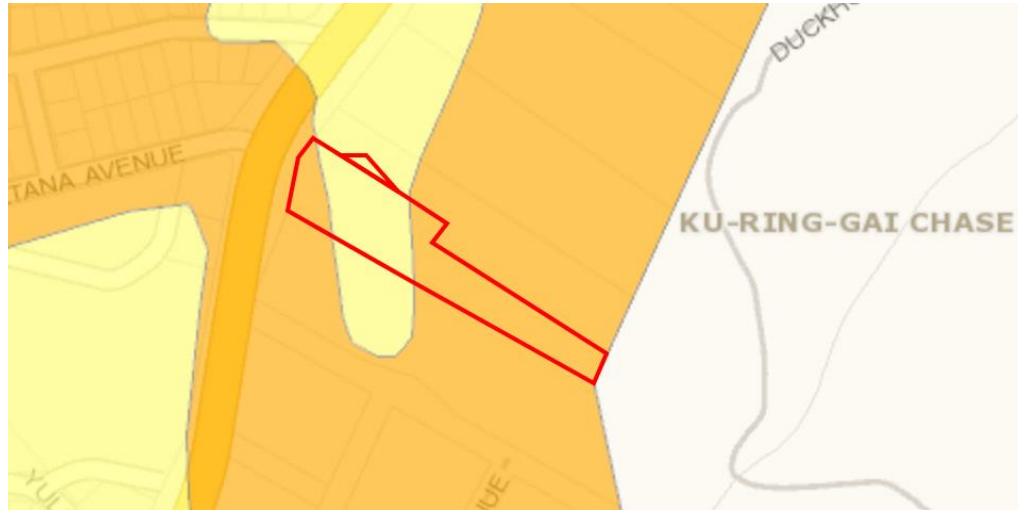
#### E10. Landslip Risk

Objectives

- To ensure development is geotechnically stable.
- To ensure good engineering practice.
- To ensure there is no adverse impact on existing subsurface flow conditions.
- To ensure there is no adverse impact resulting from stormwater discharge

Outcomes The proposed alterations and additions to existing buildings are located within Area A on Council's Landslip Risk Map, with a Geotechnical Report not normally required.

The excavation to the pool is less than 2m deep, therefore no Geotechnical Report is required.



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#### E11. Flood Prone

##### Objectives

- To ensure the development is compatible with the flow regime of the waterway.
- To ensure that existing development is not adversely affected through increased flood damage and / or flood hazard as a result of new development.
- To provide for the safety of people and property.
- To provide a mechanism to control development on flood prone land.
- To ensure a sustainable and holistic catchment wide approach is taken to development on flood prone land.

##### Outcomes

The subject site is not identified as being within any Flood Prone land on the maps.

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#### Other Considerations – Potential Aboriginal Heritage

There are known Aboriginal sites in the Duffys Forest area although it is not known if sites are recorded within the subject site. Much of the Duffys Forest area has been subject to previous disturbance reducing the likelihood of unrecorded Aboriginal sites. It is acknowledged that

- if areas of *in situ* sandstone outcrop are in the proposed development area (such as such as rock outcrops or level platforms over 2m square), a preliminary inspection by a qualified Aboriginal heritage professional prior to any development would be required. A condition of development consent to this effect would be appropriate.
- Should any Aboriginal sites be uncovered during earthworks, works should cease and Council, the NSW Office of Environment and Heritage (OEH) and the Metropolitan Local Aboriginal Land Council should be contacted.

## 5.0 CONCLUSION

The proposal to construct **alterations and additions to an existing dwelling, conversion of a barn/workshop shed to a Home Office/Studio and a new swimming pool** at 323 McCarrs Creek Road, Terrey Hills as submitted is permissible with the consent of Council. The development is consistent with the provisions of the Warringah LEP 2011 and responds to the relevant DCP controls and outcomes.

The proposal is consistent with the zone objectives and will provide a positive contribution to the locality without any unacceptable adverse environmental effects.

The application is therefore suitable for approval.