

# STATEMENT OF ENVIRONMENTAL EFFECTS

**Statement of environmental effects for:**

Alterations and additions to a dwelling  
Scotland Island, NSW

**Date:** 13th January 2021

**Address:** 7 Richard Road, Scotland Island  
NSW 2105  
Lot 47 DP 12749.

**Prepared By:** Stephen Crosby & Associates Pty. Ltd,  
PO Box 204 Church Pt. NSW 2105

**For:** C. Richter

**Planning documents:**

- DCP Pittwater 21
- PLEP 2014
- SEPP Coastal Management

**The Application:**

The application is for alterations and additions to the existing dwelling at 7 Richard Rd. Scotland Island

The proposed works are set out on plans prepared by Richter Projects - comprising the following drawings:

101/GA/1.0	Area Calculations
101/GA/1.1	Site Plan
101/GA/2.1	Ground Floor Plan
101/GA/2.2	First Floor Plan
101/GA/3.1	Sectional Elevations A-A
101/GA/4.1	Elevations- North-East & South-West
101/GA/4.2	Elevation- South-East
101/GA/4.3	Elevation- North-West

Other documents supporting the application are:

Site survey drawing prepared by CMS Surveyors Pty Ltd, Ref 19878detail, sheets 1 covering the site, part neighbouring sites, and foreshore area.

Schedule of Exterior Finishes.

Bushfire Risk Assessment prepared by Planning for Bushfire Protection dated 30/11/20.

Geotechnical Report prepared by Ascent Geotechnical dated 10 December 2020

Tree Report prepared by Syncarpia dated December 2020

Effluent Management report prepared by Blue Mountains Geological Services Ref. 201209 dated December 2020.

BASIX Certificate No. AA402360

Clause 4.6 Variation Request, Clause 7.8 Limited development on the foreshore area.

**Site:** 7 Richard Road, Scotland Island, Lot 47 DP 12749.

**This property is only accessible by water.**

The site is located on the southern side of Scotland Island west of Carrols (Public) Wharf. The site rises at a grade of 35deg from a levelled area behind a dilapidated stone seawall forward of the Mean High Water Mark (by Title). The site shares a jetty with its neighbouring property, No.5 Richard Rd. At present there is no boat shed on the property.

The works proposed in this development application are entirely on freehold land above the MHWL.

The estuarine planning level advice sets a level of around 2.7m AHD. The lowest floor level of the dwelling is 9.985m AHD, over 7m above the EPL.

The existing single storey timber framed fibro clad dwelling stands on the site entirely behind the Foreshore Setback Building Line (FSBL). The proposal is to enlarge the existing dwelling by adding a basement floor under part of the existing dwelling and adding a bedroom wing along part of the western side of the site, with a free standing workshop set back behind the 6.5m street setback line from Richard Road.

The existing waterfront deck is to be enlarged resulting in a minor encroachment into the Foreshore Setback Building Line. A Clause 4.6 objection to development standard **7.8 Limited development on foreshore area** has been submitted with this application.

A wastewater assessment has been prepared detailing modifications to the existing wastewater disposal system including an upgrade of the treatment system from the existing septic tank and pump out tank to a two tank AWTs, and additional new sub-surface wastewater irrigation lines.

An Arborist's report has been prepared to accompany this application. Trees potentially affected by this proposal are described in the Arborist's report.

To the south-east is a residence on Lot 48 DP 12749 known as 5 Richard Rd. sharing the jetty with No.7.

To the north-west is a residence on Lot 46 DP 12749 known as 9 Richard Rd. with its own jetty and boat shed.

A detailed survey plan of the site and foreshore has been prepared for the alterations and additions identifying topography, trees paths and adjacent built structures.

**Details of the proposal are as follows:**

Site area:	682.9m <sup>2</sup>
Permitted site cover 30%	204.9 m <sup>2</sup>
Permitted hard landscape 6%	41.0 m <sup>2</sup>
Total hard surface area permitted	245.9 m <sup>2</sup>

**EXISTING DWELLING**

Max. Ridge Height	17.01m AHD
Storeys	1
Floor area	73.6m <sup>2</sup>

**DWELLING ADDITION**

Max. Ridge Height	17.58m AHD
Storeys	1 & 2
Floor area	46.72m2 site cover

**Side Boundary Setback and Spatial separation:**

Existing dwelling	
South-East lot boundary	1.7m
North-West lot boundary	1.3m

Dwelling addition	
South-East lot boundary	6.4m
North-West lot boundary	1.1m

Workshop	
South-East lot boundary	1.1m
North-West lot boundary	6.5m

**Site Coverage:**

Existing dwelling	73.6 m2
Addition	49.7 m2
Decking- dwelling	53.6 m2
Decking- waterfront	10.0 m2
Workshop	21.1m2

TOTAL	208.0 m2	Complies
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**Survey:**

A survey of the site and foreshore area accompanies the application. Adjoining structures have been included on the survey. The survey drawing indicates location of property boundaries, stone seawalls, built structures and trees. Spot levels and contours to AHD are shown.

**Tidal Inundation:**

A finding of the AWACS (1991) indicated that there are no significant tidal or flood gradients in Pittwater and as such all regions can adopt the same design still water level. The design still water level for a 1:100 year ARI is 1.50m AHD

Estuarine Planning Level Advice from Pittwater Council's website gives a Planning Level for Development of 2.7m AHD. The proposal sets the basement addition floor level at 9.985m AHD over 7m above the EPL.

**Dwelling Construction Materials:**

The existing dwelling is typical of the older style houses in this area of Pittwater being generally light weight timber or timber framed structures, some with masonry retaining walls against hillsides. Roofs are generally metal, some gable form, some skillion and some curved, varying in pitch. The proposed main floor and basement additions will be timber frame with fibre cement weatherboard to compliment the existing building.

Timber or Aluminium glazing joinery for the bedroom wing and basement and hardwood decking will complete the works. The balustrade to the decks shall be clear glass.

Access to the dwelling shall be by the existing stone steps and path from the property's shared jetty, or by a natural mulch and timber step path from Richard Road.

Proposed construction;

- Concrete footings
- Hardwood floor framing
- Treated pine wall framing with fire retardant sarking
- Wall cladding fibre cement weatherboards
- Glazing, windows and doors pre-finished metal frames with aluminium screens

**Workshop:**

A freestanding workshop shall be constructed between the dwelling additions and the street setback line. The materials for this structure shall compliment the dwelling additions.

**Land Vegetation:**

The site is lightly covered with predominantly native vegetation with small, medium and large native trees endemic to the area. Species include *Corymbia maculata* (Spotted Gum) and their location is shown on the survey drawing.

There are 7 trees located within 5m of the proposed dwelling additions and workshop. An Arborist's report has been prepared for this application detailing the species and health of the trees on the site, and those proposed for removal. The planting of native tree species shall form part of the works, in accordance with Council consent conditions.

Trunk protection fencing for trees 3, 4 & 5 shall be installed prior to building works commencing on site in accordance with the recommendations in Section 6.0 of the Tree Assessment.

**Bushfire Risk:**

The site is in an area with a recognised bush-fire risk. Scotland Island is serviced by a Rural Fire Service Brigade based in Kevin Avenue on Scotland Island.

A separate report prepared by Planning for Bushfire Protection Pty Ltd has been prepared, Ref 1423 identifying the bushfire attack level as BAL 12.5 and recommending building work will be to the standards recommended in the Australian Standard for building in bush-fire prone areas, AS 3959-2018, and the construction requirements contained within section 7.5, 7.51, 7.52, 7.53 and 7.54 of Planning for Bushfire Protection 2019.

Water tanks shall be upgraded to a total capacity of 45,000L on site. One tank shall have a 35mm Storz fitting with ball and gate valve for connection of a fire pump.

A portable fire pump (3kW) with 50mm hose and fittings shall be maintained on site.

Vegetation on the site shall be suitable for maintaining the whole of the site as an effective Inner Protection Area.

Gutters shall be fitted with non-flammable gutter guard to prevent leaf build-up.  
The whole of the site is to be managed as an Asset Protection Zone.

**Access and Services:**

Site access is via Richard Rd. or by water. The site is serviced with power and telephone.  
Water is from roof collection and stored on site.

Construction materials can be brought to the site by road or barge at high tides

**Construction Methods:**

Storage area for building materials and sediment fence are shown on the Site Plan No. .

**Excavation:**

There is some excavation for the basement additions with this proposal. Excavated material shall be removed from the site by truck and barge and taken to a registered disposal facility such as Kimbriki Waste Disposal Facility.

**Pittwater Waterfront Building Line (Foreshore Setback Building Line):**

Acceptable structures within the Pittwater foreshore building setback line include minor additions to a dwelling such as the decks proposed. The addition to the dwelling's waterfront deck has a small incursion into the foreshore area, being defined as the land between the MHWL and the Foreshore Building Setback Line (FBSL), refer to Site Plan drawing 101/GA/1.1 and Floor Plan drawings 101/GA/2.1 & 2.2.

The small deck located on the 7m contour between the dwelling and the MHWL is for the quiet visual enjoyment of the Pittwater waterway and as such is a structure permitted under PLEP 2014 Claus 7.8 Limited development on foreshore area, sub-clause (2) (b) recreation facilities (outdoors).

No protected indigenous trees in the foreshore area are affected by the proposed decking.

**Solar Access:**

The dwelling additions, being only basement or single storey, will have no adverse impact on solar access to the habitable areas of the adjoining properties.

**Waste Management:**

Construction waste generated during building shall be taken to Kimbriki Tip for sorting and recycling where appropriate.

Sediment fences shall be installed prior to basement excavation works where shown on Site Plan drawing No. 101/GA/1.1.

**Wastewater Management:**

The existing wastewater treatment system comprising a septic tank and a pump up tank shall be replaced with an Aerobic Wastewater Treatment System (AWTS), in the same location below the dwelling where indicated on the Site Plan, drawing No. 101/GA/1.1. The treated wastewater is pumped up to two existing underground trenches at the top of the site between the dwelling and Richard Rd. A supplementary sub-surface dispersal area

is to be created directly to the N-E of the existing dwelling. A report from wastewater consultant Grant Austin of Blue Mountains Geological and Environmental Services supports the proposal.

**Storm water:**

Stormwater from the existing dwelling and additions shall be collected in two additional tanks located adjacent to the basement additions. Overflow water shall be piped directly into Pittwater. Refer to Site Plan no. 101/GA/1.1 for location of water tanks and overflow lines to Pittwater.

**Fences:**

No new fences are proposed with this application.

**SEPP COASTAL MANAGEMENT 2018**

The policy applies to this site.

**Division 3 Coastal environment area**

- (1) (a) The additions to the existing dwelling being generally above the Foreshore Setback Building Line shall have no adverse impact on the integrity and resilience of the biophysical, hydrological and ecological environment.
  - (b) The size, bulk and scale of the proposed final dwelling is in keeping with others on Scotland Island and elsewhere on the foreshore of Pittwater. Coastal processes are unaffected.
  - (c) N/A
  - (d) N/A
  - (e) **Access** Foreshore public access is maintained with this proposal.
  - (f) No impact envisaged.
  - (g) N/A
- (2) (a) The dwelling additions shall have no adverse impact as above.
  - (b) The proposal has been designed to minimise impacts on the natural environment, with no removal of any significant trees between the dwelling and the foreshore.
  - (c) N/A

(3) N/A

**Division 4 Coastal use area**

- (1) (a) (i) Public access along the foreshore is maintained with this proposal
  - (ii) No overshadowing or loss of views.
  - (iii) N/A
  - (iv) N/A
  - (v) N/A
- (b) (i) No adverse impacts anticipated
  - (ii) N/A
  - (iii) N/A

(c) The size, bulk and scale of the final dwelling are in keeping with others on the Pittwater foreshore.

(2) N/A

**Division 5 General**

**15** No increase to coastal hazards.

**16** Consent authority to consider.

**17** Consent authority

**18** N/A

**STEPHEN CROSBY**