

STATEMENT OF ENVIRONMENTAL EFFECTS

Statement of environmental effects for:

Side boundary fence to dwelling
Scotland Island, NSW

Date: 28th September 2018

Address: 57 Robertson Rd, Scotland Island
NSW 2105
Lot 121 DP 12749.

Prepared By:

Stephen Crosby & Associates Pty. Ltd,
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For: R. Russo

Planning documents:

- Pittwater LEP 2014
- DCP Pittwater 2014
- SEPP Coastal Management 2018
- NSW Dividing Fences Act

The Application:

The application is for construction of a side boundary fence along the western property boundary to support the existing dwelling at 57 Robertson Rd. Scotland Island.

The proposal is set out on drawing No. 2228-DA01 prepared by Stephen Crosby & Associates Pty. Ltd.

Site survey drawings prepared by Waterview Surveying, Ref 738 detail 1 & 2

Bushfire Risk Assessment and Assessment certificate prepared by Planning for Bushfire Protection dated 10/09/2018.

Geotechnical Risk management Report and Form 1 & 1a prepared by Jack Hodgson Consultants Ref. MT 31455, with letter Ref MT31455C dated 30th August 2018

Tree Assessment & Management letter prepared by Julia Stanton dated September 2018.

Site: No.57 Robertson Rd. Scotland Island, Lot 121 DP 12749.

This north facing site is located on the waterfront on the northern side of Scotland Island west of Catherine Park. The ground rises from the Mean High Water Mark at a steep grade to around the 4m AHD contour before easing to a grade of 15deg in the area of the proposed works. The site further levels to 10deg up to the street alignment with Robertson Road.

The site contains a small (122m2) cottage with extensive covered verandahs on the waterfront side, water tanks close to the road, and wastewater system.

The existing single storey traditional style timber framed dwelling stands at the top of the site close to Robertson Rd. There is a DA before Council for alterations and additions to the dwelling, DA No. 2018/0893.

The proposal is to erect a fence along the western boundary from the street alignment to the dwelling and from the lower side of the dwelling down to 3m back from the Mean High Water Mark.

To the west is a residence known as No.55 Robertson Rd on Lot 122 DP 12749.

To the east is a residence known as No.59 Robertson Rd. on Lot 120 DP 12749.

Both these properties have one and two storey dwellings located mostly to the north of the applicant's dwelling, and closer to the waterfront.

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

Details of the proposal are as follows:

Site area; 790.4m²

DWELLING- (additions subject to DA 2018/0893)

Maximum Height	7.9m	addition
Storeys	2	addition
Floor area	122.4m ²	existing dwelling
	98.9m ²	addition
Setbacks-		
East (No.59)	0.7m	dwelling existing
	1.3	dwelling addition
West (No.55)	0.8m min.	dwelling existing
	3.3m	dwelling addition

Pittwater DCP Cl D8.10 Fences:

This application is to deal with the proposed side boundary fence within the Front Building Setback. This area of the site is occupied by two large metal water tanks that form part of the water catchment and storage system required for dwellings on Scotland Island. Tanks in this location on sites are not uncommon and screening enhances the view from the public space, in this case Robertson Road.

It is proposed to install a 1.8m high slatted hardwood fence to screen this space down the western side boundary in a similar manner to the water tank screening along Robertson Road. It should be noted there are native screen plants along the road frontage.

Due to the close proximity of the water tanks to the road, and the existing dwelling being located on the street setback line and extending virtually boundary to boundary, water views are not obtainable over this site unless from an elevated position looking over the roof of the dwelling.

The proposed boundary fence shall have holes for the passage of wildlife.
The fence shall also provide restrain to the owner's dog.

Survey:

A survey of the site area, on two sheets, accompanies the application. The survey drawing indicates location of property boundaries, built structures and trees. Spot levels and contours to AHD are shown.

Designated slip area:

The site is zoned potential landslip. A letter dated 30th August 2018 compliments the Geotechnical Risk Analysis report prepared for the dwelling additions development application, refer report Ref. MT 31455 prepared by Jack Hodgson Consultants. Risk to the proposed dwelling and fence is considered acceptable for Hazard One.

Construction methods:

The unmade road Robertson Rd. provides access from the Cargo Wharf on the western side of Scotland Island to the site. Materials may also be brought to the site by barge.

Signs shall be placed on the Robertson Rd. frontage warning of the danger of construction and advising of restricted access.

Storage areas for building materials are shown on the Site Plan No.2228 - DA01.

Site disturbance:

Refer to Site Plan drawing No. 2228 - DA01 for areas of the site to be worked on. The fence shall terminate 3m above the MHWL.

Fence Construction Materials:

The proposed boundary fence between the street alignment and the building setback line shall be a 1.8m high hardwood fence of irregular Rose Gum vertical slats in a hardwood frame. There will be a steel mesh gate between the end of the fence and the dwelling. The form, materials and colouring of the side boundary fence shall compliment the existing street fence on the site.

A similar 1.8m high fence of hardwood framing and Rose Gum vertical slats shall be built for 23.2m from between the dwellings down to approximately the 12m contour line terminating 3.0m above the MHWL, refer Site Plan DA 01 for the exact fence location.

Further down the site, including land in front of the foreshore building setback line, a 1.5m high steel and wire mesh fence shall be constructed to 3.0m from the mean high water mark. This fence shall support indigenous creeper plants such as *Hardenbergia violacea*, *Hibertia scandens*, *Pandorea pandorana*, *Marsdenia rostrate*, *Morinda jasminoides* and *Kennedia rubicunda*.

Dividing Fences Act:

The Dividing Fences Act regulates boundary fences between dwellings outside Council regulated street setback and foreshore setback areas. The proposal complies with the Dividing Fences Act.

View sharing:

Views from neighbouring properties are unaffected by the proposed fence as the top of the fence in the Pittwater view lines from the adjoining dwellings is below deck levels.

Visual privacy:

The proposed fence shall enhance visual privacy for both neighbouring dwellings.

Land Vegetation:

The site supports scattered native vegetation with small, medium and large native trees endemic to the area. Their location is shown on the survey drawing and in the Arborist's report.

No trees are to be removed for this proposal. Post holes shall be hand dug and can be moved to avoid cutting tree roots greater than 40mm.

Bushfire Risk:

The site is in an area with a recognised bush-fire risk. Scotland Island is served by a Rural Fire Service Brigade based in Kevin Avenue on Scotland Island. Building work will be to the standards recommended in the Australian Standard for building in bush-fire prone areas, AS 3959-2009, and Part 3.7.4 of the BCA.

A separate report prepared by Planning for Bushfire Protection Pty Ltd has been prepared, Ref 1245-R, identifying the bushfire attack level as BAL 12.5 and recommending a minimum construction standard of BAL 12.5 AS 3959- 2009 and, construction requirements shall be varied to comply with the requirements of the NSW Rural Fire Service Addendum to Appendix 3 of Planning for Bushfire Protection 2006.

The fence shall be built to BAL 12.5 of AS 3959 2009 plus addendum to Appendix 3 of PBP.

Proposed timber fence construction;

- Timber frame- hardwood from AS3959-2009 Appendix E Table E2

- Timber slats- *Eucalyptus grandis*

The whole of the site is to be managed as an Asset Protection Zone.

Access and Services:

Site access is via Robertson Rd. The site is serviced with power and telephone. Water is from roof collection and stored on site.

Construction materials can be brought to Scotland Island by barge and trucked to the site.

SEPP COASTAL MANAGEMENT 2018

The policy applies to this site.

Division 3 Coastal environment area

- (1) (a) The side boundary fence 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 fence is in keeping with similar fences on the foreshore of Pittwater
(c) N/A
(d) N/A
(e) **Access** There are no changes to foreshore public access with this proposal.
(f) No impact envisaged.
(g) N/A
- (2) (a) The side boundary fence shall have no adverse impact as above.
(b) The proposed fence materials been chosen to minimise impacts on the natural environment.
(c) N/A
- (3) N/A

Division 4 Coastal use area

(1) (a) (i) Public access along the foreshore is unchanged 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 proposed boundary fence is in keeping with similar structures on the foreshore of Pittwater.

(2) N/A

Division 5 General

15 No increase to coastal hazards as the works are 3m above the Mean High Water Mark.

16 Consent authority to consider.

17 Consent authority

18 N/A

STEPHEN CROSBY