

# STATEMENT OF ENVIRONMENTAL EFFECTS

**Statement of environmental effects for:**

Landscaping works  
Scotland Island, NSW.

**Date:** 31st May 2022

**Address:** 3 Thompson Street, Scotland Island,  
NSW 2105  
Lot 357 DP 12749

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

**For:** M. Martin & K. Reaney

**Planning documents:**

- PLEP 2014
- PDCP 21

**The Application:**

This Development Application seeks approval to compete a low timber retaining wall around a level area between the existing dwelling and the property road boundary.

The proposal is set out on drawing no. 2191 - DA/BC 01 DA, Site Plan & Section prepared by Stephen Crosby & Associates Pty. Ltd. The new works to complete the landscaping are highlighted.

Additional supporting documents:

**Site Survey Plan** prepared by CMS Surveyors Pty Ltd,  
Ref 4648Cdetail covering the site and Florence Tce. works area.

**Tree Report** prepared by Horticultural Management Services dated 15-12-2021.

**Geotechnical Report** prepared by Ascent Geotechnical Consulting dated 31-05-22.

**Bushfire Risk Assessment Report** prepared by Planning for Bushfire Protection dated 24/05/22, with Council Certificate.

**Waste Management Plan** prepared Stephen Crosby & Associates Pty Ltd.

THIS DEVELOPMENT APPLICATION IS LODGED IN CONJUNCTION WITH A BIC APPLIATION FOR UNAPPROVED LANDSCAPE WORKS.

**Site:** 3 Thompson Street, Scotland Island, Lot 357 DP 12749.

The site is located on the eastern side of Scotland Island and runs between Thompson Street and Florence Terrace. The site rises at grade from a cut bank in the Florence Terrace road reserve where an unformed dirt road on the opposite side of the road reserve provides access to Tennis and Eastern Public Wharves.

**Geotechnical:**

There are no geotechnical issues arising from the completion of the low retaining walls. A Geotechnical Report Prepared by Ascent Geotechnical Consulting specifically relating to the proposed works under this Development Application supports the application.

**Side Boundary Setbacks:**

Side boundary setbacks are 4.6m from the northern property boundary and 1.1m from the southern boundary, complying with the DCP requirements of a minimum 2.5m from one boundary and 1.0m from the opposite boundary.

**Vegetation:**

There are no protected native species trees within 5m of the proposed placement of horizontal retaining wall timber sleepers behind the existing posts. There is no excavation

as the posts to support the retaining wall are already in place.

An Arboricultural report by Horticultural Management Services supports the application.

**Bushfire risk assessment:**

A Bushfire Risk Assessment has been undertaken for the site and has determined the BAL level at 19. Due to the inground nature of the works the report has determined AS3959, 2018 does not apply as a DTS Provision. The report goes on to say

“The Building Code of Australia [BCA] does not provide for any bushfire specific performance requirements for the proposed development and as such AS3959, 2009 does not apply as a deemed to satisfy provision.”

**Stormwater:**

Stormwater drainage along Florence Tce. is by way of a natural earth dish drain on the western side of the unformed road, and at the bottom of the cut bank leading up onto the subject site. The drain slopes away from the site in both directions meaning no stormwater passes across the front of the site in the Florence Tce. road reserve.

**Waste Management:**

There is minimal work with the placement of timber sleepers behind existing posts to construct the low retaining walls in this Development Application. A Waste Management Plan is submitted with the application documents. Waste shall be dealt with as set out in the WMP.

**Existing unapproved landscape works:**

The unapproved landscape works include a paved ramp and steps approximately in the centre of site, leading up from the edge of the unformed road onto the site to a levelled area between the street boundary and the dwelling. There are 2 low timber retaining walls on the Florence Tce. road reserve adjacent to the western side of the dish drain and providing support for small scale planting.

A Building Information Certificate application has been lodged concurrently with this Development Application.

**STEPHEN CROSBY**