

# STATEMENT OF ENVIRONMENTAL EFFECTS

**Statement of environmental effects for:**

Poultry Fowl House  
Scotland Island, NSW

**Date:** 4th February 2019

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

**Prepared By:**

Stephen Crosby & Associates Pty. Ltd,  
PO Box 204 Church Pt. NSW 2105

**For:** R. Russo

**Planning documents:**

- Pittwater LEP 2014
- DCP Pittwater 2014
- SEPP Coastal Management
- SEPP Exempt & Complying Development Codes- Subdivision 21 Fowl and poultry houses.

**The Application:**

The application is for construction of a small fowl house to support five bantam fowl at 57 Robertson Rd. Scotland Island. The property currently has a dwelling occupied by the applicant.

Northern Beaches Council's Pittwater LEP and DCP have no policies governing the keeping and housing of domestic fowl, however the SEPP Exempt and Complying Development does and this is the standard adopted for this application.

The proposal is set out on drawing No. 2039-DA01 prepared by Stephen Crosby & Associates Pty. Ltd.

**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 (122m<sup>2</sup>) 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.

**Proposal:** Fowl House and Bantams.

The proposal is to erect a small 2.25sqm "chicken coop" structure to contain no more than 5 bantam fowl. The coop shall be erected in the rear yard of the property behind the dwelling 35m from the Robertson Rd street alignment, in accordance with SEPP E&C Subdivision 21 Cl. 2.42 (1)(a)(iii), and 11m behind from the Foreshore Building Setback Line, (28m from the Pittwater Mean High Water Mark) in accordance with SEPP E&C Subdivision 21 Cl. 2.42 (c).

The maximum roof height is 1.9m above floor level, and shall not exceed 3.0m above existing ground level at any point in accordance with SEPP E&C Subdivision 21 Cl. 2.42 (1)(a)(i).

Floor area is 2.25sqm or 15% of the allowable maximum floor area under SEPP E&C Subdivision 21 Cl. 2.42 (1)(a)(ii). Due to the small size of the structure roof water may fall naturally to either side of the coop with no detrimental effect on ground covers. The

slope of the site directs water straight down the block and not towards either neighbouring property.

To the west is a residence known as No.55 Robertson Rd on Lot 122 DP 12749. The coop shall be erected 3.0m from the side boundary to this property complying with SEPP E&C Subdivision 21 Cl. 2.42 (c), and 4.5m from this dwelling, complying with Cl 2.42 (d)

To the east is a residence known as No.59 Robertson Rd. on Lot 120 DP 12749. The coop shall be erected 7.4m from the side boundary to this property complying with SEPP E&C Subdivision 21 Cl. 2.42 (c), and 8.7m from this dwelling, complying with Cl 2.42 (d)

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:	790.4m <sup>2</sup>
Fowl house:	2.25m <sup>2</sup> or 0.285%

**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 Geotechnical Risk Analysis report has been prepared for the dwelling additions development application, refer report Ref. MT 31455 prepared by Jack Hodgson Consultants. Due to the nature of the proposal, a small chicken coop, risk to the proposed dwelling is considered non-existent.

**Site disturbance:**

Refer to Site Plan drawing No. 2039 - DA01 for areas of the site to be worked on. Total site cover for the coop is 2.25sqm.

**Fowl House Construction Materials:**

The proposed fowl house shall be a 1.5m timber framed wire mesh "coop" structure with a low pitched Colorbond roof, of Council approved colour. A portion of the floor shall be concrete whilst the remainder shall be left dirt.

Framing materials shall comply with BAL 12.5 as detailed in the Bushfire Risk assessment.

Access shall be from a timber framed mesh door on the eastern elevation.

Screen planting of Scotland Island native shrubs shall supplement the existing sandpaper fig screen trees along the western boundary of the site.

**View sharing:**

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

**Visual privacy:**

The proposed fowl house shall have no impact on visual privacy of 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. The fowl house is well outside the critical root zone of any native canopy trees on the site, or neighbouring sites.

**Bushfire Risk:**

The site is in an area with a recognised bush-fire risk. A Rural Fire Service Brigade based in Kevin Avenue on Scotland Island serves 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 fowl house shall be built to BAL 12.5 of AS 3959 2009 plus addendum to Appendix 3 of PBP.

Proposed fowl house construction;

- Timber frame- hardwood from AS3959-2009 Appendix E Table E2
- Mesh- metal
- Roof- metal

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 fowl house 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 fowl house, with the extensive existing tree cover on the waterfront of this site shall ensure it makes no visual impact 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 fowl house shall have no adverse impact as above.
- (b) The proposed construction 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 fowl house, with the extensive existing tree cover on the waterfront of this site, shall ensure it makes no visual impact 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**

