

STATEMENT OF ENVIRONMENTAL EFFECTS

Statement of environmental effects for:

Modification to DA consent 2020/0174 for a Boat shed with access decking, skid ramp & sliprails, jetty, ramp and pontoon and berthing piles at Scotland Island

Date: 16th October 2020

Address: 121 Florence Tce. Scotland Island,
NSW 2105
Lot 58 DP 12749

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

For: S & C Towers

Planning documents;

- PLEP 2014
- DCP Pittwater 21
- SEPP Coastal Management

The Application;

The application is to modify the consent for construction of a new replacement boat shed with waterfront access decking, skid ramp and slip rails partially on freehold land at 121 Florence Tce. Scotland Island. The modification is to the retaining wall behind the new boat shed and slip rails.

The modification to the proposal is set out in the drawings prepared by Stephen Crosby & Associates Pty. Ltd.-

2128- DA 01A Site Plan - DA mod 5-8-20

2128- DA 03A Boat Shed Plan & Elevations - DA Mod 5-8-20

Site survey drawing prepared by Waterview Surveying, Ref 814detail 1

Arborist's Report prepared by Julia Stanton dated January 2020 with modification letter

Geotech Report and Forms 1 & 1a prepared by Ascent Geotechnical Consultants Ref. No. AG 19236 dated September 2020

Bushfire Risk Assessment prepared by Planning for Bushfire Protection, Ref. 1368 dated 20/12/2019

Coastal Engineering Report prepared by Cardno P/L Ref. AWE200146/L001:PDT dated 3 February 2020

Estuarine Planning Level advice dated 20 September 2018 (Email)- Northern Beaches Council.

Crown Lands LOC letter, with stamped plans.

Site: 121 Florence Tce. Scotland Island, Lot 58 DP 12749.

This property is only accessible by water.

The modification involves moving the recess for the boat shed water collection tank and creating a recess for the dwelling's waste bin and recycling boxes put out on the jetty once a week for the Council recycling. The slipway winch is now housed in a recess in the retaining wall allowing the slip cradle to be pulled entirely above the MHW in accordance with Crown Lands Land Owners Consent directions. Between the slipway winch and the waste bin storage area is a recess for storage of tools and equipment for the slipway.

The recesses in the retaining wall are roofed over with a concrete slab supporting soil and planting forming the toe of the bank running up to the pathway to the dwelling.

The length and height of the retaining wall are the same as the original DA submission. The storage area shall have timber doors to screen the items in storage.

Land Vegetation:

Refer to the Arborist's report accompanying this application for details on the trees potentially affected by the modified proposal.

Bushfire Risk:

A report has been prepared by Planning for Bushfire Protection identifying the bushfire risk to this site and appropriate protection measures. The report formed part of the original development application. The report notes the boat shed is more than 10m from the existing dwelling.

The report's recommendations are:

1. Construction Standard- no specific construction requirements
2. Asset Protection Zone- effective over the entire property

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

Excavation:

Excavation of the hillside is proposed for the access behind the boat shed and to accommodate a rainwater tank, waste recycling bins, storage and the slipway winch.

This work shall be carried out in accordance with the recommendations in the Geotechnical Report submitted with this application.

SEPP COASTAL MANAGEMENT 2018

The policy applies to this site.

Division 3 Coastal environment area

- (1) (a) The modified retaining wall 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 retaining wall is similar to the original DA proposal.

- (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 modified retaining wall shall have no adverse impact as above.
- (b) The proposal has been designed 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 retaining wall is similar to the original DA proposal.

(2) N/A

Division 5 General

- 15 No increase to coastal hazards, refer Cardno Report submitted with the DA application
- 16 Consent authority to consider.
- 17 Consent authority
- 18 N/A

STEPHEN CROSBY