

REFURBISHMENT OF EXISTING JETTY WHARF AND BOAT SHED AT
23 ROBERTSON ROAD, SCOTLAND ISLAND, NSW 2105

STATEMENT OF ENVIRONMENTAL EFFECTS SUMMARY

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On behalf of	Far East Land & Housing Development Company Pte Ltd
Revision	A
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1.0 INTRODUCTION

This Statement of Environmental Effects Summary (henceforth known as the Document) is a detailed report of the proposed jetty wharf and boat shed works at 23 Robertson Road, Scotland Island, NSW 2105, and considers the appropriateness of the development and its possible impact to the environment and surrounding properties. This statement references the relevant Council policies and plans with particular consideration given to the Pittwater LEP 2014 and the Pittwater 21 DCP. All figures in this document are provided by Sam Crawford Architects, unless otherwise noted.

This statement is to be read in conjunction with the following documents:

- **Appendix A:** Statement of Environmental Effects, prepared by SDG, dated 23 April 2018
- **Appendix B:** Arborists Impact Assessment Report, prepared by H2O Consulting Group, dated 16 February, 2018
- **Appendix C:** Estuarine Risk Management Report, prepared by Salients
- **Appendix D:** Marine Habitat Survey, prepared by H2O Consulting Group, dated 7 February 2018.
- **Appendix E:** Fisheries Approval from Department of Primary Industries, dated 21 March 2018
- **Appendix F:** RMS Approval from Roads & Maritime, dated 16 February 2018
- **Appendix G:** Land Owners Consent from Department of Industry, dated 22 March 2019
- **Appendix H:** Detailed Site survey, by CMS Surveyors, dated 1, 2, 3 March 2016 and 21 July 2016
- **Appendix I:** Development Application Drawings, prepared by Sam Crawford Architects, dated 6 March 2020
- **Appendix J:** Bushfire Assessment & Compliance Report & Bushfire Risk Assessment Certificate, prepared by Sydney Bushfire Consultants, dated 26 November 2019
- **Appendix K:** Geotechnical Assessment, prepared by Ascent Geotechnical Consulting, dated 13 November 2019

SUMMARY OF THE PROPOSAL

The development proposal includes:

- Refurbishment of existing jetty wharf, pontoon and boat shed, involving;
 - Retaining the boat shed in its entirety and lifting it up by 320mm, from existing ridge height of RL 5.41, to proposed ridge height of RL 5.73. The floor level of the boat shed will be lifted up accordingly from an existing floor level of RL 1.45 to new floor level of RL 1.77.
 - Demolishing all piles, jetties, toe rails, pontoon, and rebuilding like for like. The new jetty floor level will be RL 1.55.
 - New coat of paint to boat shed to match existing colours
 - New painted timber handrail to the jetty wharf, with light fixtures fixed to handrail at every 5m.

2.0 STATEMENT OF ENVIRONMENTAL EFFECTS SUMMARY

This Document has been prepared to summarise all previous proposals and documentation. Previous to the submission of this Development Application, the applicant has sought and obtained approval from Fisheries, RMS, and Crown Lands. These approvals can be found in Appendix E, F, and G, respectively. These approvals form part of this Development Application to Northern Beaches Council. The documentation used to obtain these approvals includes the Arborist Impact Statement (Appendix B), Estuarine Risk Report (Appendix C), Marine Habitat Survey (Appendix D), Detailed Survey (Appendix H), and Statement of Environmental Effects (Appendix A).

The previous Statement of Environmental Effects (Appendix A) summaries the recommendations prepared by the experts listed above (Appendix B, C, and D).

The applicant will comply with the recommendations as set out in the above reports and approvals.

Since the above approvals from Fisheries, RMS, and Crown Lands, the applicant has further obtained a Bushfire Assessment Report (Appendix J), and Geotechnical Assessment (Appendix K).

Geotechnical Assessment

The applicant will comply with the recommendations as set out in the Geotechnical Assessment Report and will ensure that new footings will be installed in accordance with this report. Refer to Appendix K for further details

Bushfire Impact Assessment

The applicant will comply with the recommendations as set out in the Bushfire Assessment Report. Refer to Appendix J for further details. It is noted that this Development Application does not propose to install any new rainwater tanks. The subject property is currently at the time of this report carrying out the works as approved in Consent No. 139/17 dated 18 July 2017. This consent includes the installation of rainwater tanks which is supported by a full Bushfire Assessment, prepared by Sydney Bushfire Consultants (Reference. No. 79BA – 1029, Dated 6/4/2017). This Development Application also does not seek to install any new gas connections.

3.0 CONCLUSION

As demonstrated above, the proposal complies with the performance criteria of State Environmental Planning Policies, Pittwater Local Environmental Plan 2014, and Pittwater 21 Development Control Plan 2014. The proposed design has negligible impact, both physically and visually, to the scenic characteristic of the Site, yet increases the longevity and usability of the boat shed and jetty wharf.

We trust that Council will view the proposal favourably.

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