

REFURBISHMENT OF EXISTING JETTY WHARF AND BOAT SHED AT
25-33 ROBERTSON ROAD, SCOTLAND ISLAND, NSW 2105

STATEMENT OF ENVIRONMENTAL EFFECTS SUMMARY

Prepared by Sam Crawford Architects

On behalf of Far East Land & Housing Development Company Pte Ltd

Revision A

Date 6/3/2020



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STATEMENT OF ENVIRONMENTAL EFFECTS SUMMARY

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 25-33 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:** Clause 4.6 Exceptions to Development Standard, prepared by Watermark Planning, dated
- **Appendix K:** Bushfire Assessment & Compliance Report & Bushfire Risk Assessment Certificate, prepared by Sydney Bushfire Consultants, dated 26 November 2019
- **Appendix L:** 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 360mm, from existing ridge height of RL 5.49, to proposed ridge height of RL 5.85. The floor level of the boat shed will be lifted up accordingly from an existing floor level of RL 1.35 to 1.45, to new floor level of RL 1.7.
 - Demolishing all piles, jetties, timber hand rails, stairs, 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

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 Clause 4.6 Report (Appendix J), Bushfire Assessment Report (Appendix K), and Geotechnical Assessment (Appendix L).

Clause 4.6 Report

The Clause 4.6 report has been prepared as the height of the proposed ridge (RL 5.86) of the boat shed exceeds the LEP height limit by 150mm. It is noted in the report that the variation is minimal and has no negative impact to the surrounds. Refer to Appendix J for further details. The reason for lifting of the boat shed is in line with the recommendations as set out in the Estuarine Risk Report (Appendix C) as at the existing floor level the boat shed and jetty is inundated with water during high tides.

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 L for further details

Bushfire Impact Assessment

The applicant will comply with the recommendations as set out in the Bushfire Assessment Report. Refer to Appendix K for further details. It is noted that this Development Application does not propose to install any new rainwater tanks. The existing rainwater tanks on site (which were part of a previous DA (Consent No. 303/16 dated 18 Oct 2016) has been installed and certified in accordance with the Sydney Bushfire Consultants (Reference No. 79BA – 970, Dated 27/06/2016). 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.

SAM CRAWFORD ARCHITECTS
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