

STATEMENT OF ENVIRONMENTAL EFFECTS

Statement of environmental effects for:

Boatshed & skid ramp, access decking and steps
Scotland Island, NSW

Date: 4th November 2019

Address: 67 Florence Tce. Scotland Island
NSW 2105
Lot 5 DP 816673.

Prepared By:

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

For: D. & J. Suttie

Planning documents:

- DCP Pittwater 21
- PLEP 2014
- SEPP Coastal Management

The Application:

The application is for a new Boat shed and skid ramp partially on Crown Land at 67 Florence Terrace Scotland Island, with a public access walkway deck and steps on Crown Land below the Mean High Water Mark.

The boat shed proposal is set out in plans prepared by Stephen Crosby & Associates Pty. Ltd.- comprising the following drawings:

2069-DA01 Site Plan, Floor Plan
2069-DA02 Section & Elevations

Additional supporting documents:

Site survey drawing Prepared by Base Surveying, Ref 17-103 covering the site, foreshore & boat shed area.

Geotechnical Report with forms 1 & 1a prepared by Hodgson Engineering.

Bushfire Risk Report prepared by Planning for Bushfire Protection, with Council certificate.

Coastal Engineering Report prepared by Cardno.

Estuarine Planning Level advice from Northern Beaches Council.

Clause 4.6 Variation Request to Clause 4.3 Height of Buildings control prepared by Stephen Crosby & Associates.

Exterior Finishes Schedule.

Site: 67 Florence Tce. Scotland Island, Lot 5 DP 816673.

This property is only accessible by water.

The site is located on the eastern side of Scotland Island north of Eastern (Public) Wharf. The site rises at a grade of 30deg from a levelled area behind a stone seawall on, or just seaward of, the Mean High Water Mark (MHW by Title). The site contains no boat shed at present. The site shares an existing jetty with No. 69 Florence Tce. located adjacent to the common boundary.

The estuarine planning level advice sets a level of 2.69m AHD. All boat shed construction below this level shall be resistant to inundation.

An existing two storey timber framed dwelling stands on the site above the MHWM. This dwelling is permanently occupied by the applicants.

To the south-east is residence on Lot 4 DP 816673 known as 69 Florence Tce. with its own seawall, skidramp and the shared jetty.

To the north-west is a residence known as 63 Florence Tce. on Lot 6 DP 816673 with its own jetty.

A detailed survey plan of the site and foreshore has been prepared for the boat shed and skidramp identifying topography, trees paths and adjacent built structures, as well as showing relevant seabed levels.

Details of the proposal are as follows:

Site area; 589.4m²

BOATSHED

Ridge Height	4.5m above floor level
Wall Height	3.0m to wall plate
Storeys	1
Floor area	24m ²

Setbacks- Boatshed

East Lateral limit line 3.0m

West Lateral limit line 6.0m

Site Coverage:

Site area: 589m²

Permissible site cover 32% = 188m²

Existing dwelling 125m²

decks 37m²

shed 7m²

boat shed 9m² above the MHWM

TOTAL 178m² complies

The Need for the Boatshed:

The residents of 67 Florence Tce. Scotland Island can only access their dwelling by water and require a secure area close to the water for maintaining and servicing their commuter vessel, and storing marine equipment.

The proposed boat shed will serve the needs of the occupants in the way a garage meets many requirements of persons living on properties with direct vehicle access (i.e. properties on "the mainland").

The form of the boat shed is similar to many in the Pittwater area. The size at 24sqm floor area is compatible with the traditional structures approved under DCP14 Pittwater Waterways Plan of Management, and now P21 DCP15.15 c) Boat sheds.

The simple gable roof is in line with Council's DCP policy with the "ridge" at 4.5m above

floor level and within the DCP standard.

The proposed public access walkway and steps have been provided to allow the public to traverse to foreshore below the mean high water mark past the existing jetty and proposed boat shed.

Survey:

A survey of the area of the proposed boat shed and ramp accompanies the application. The survey drawing indicates location of property boundaries, stone seawalls, built structures and trees. Spot levels and contours to AHD are shown.

Tidal Inundation:

A finding of the AWACS (1991) indicated that there is no significant tidal or flood gradients in Pittwater and as such all regions can adopt the same design still water level. The design still water level for a 1:100 year ARI is 1.50m AHD

Estuarine Planning Level Advice from Pittwater Council's website gives a Planning Level for Development of 2.69m AHD. The proposal sets the boatshed floor level at 1.85m AHD to take into account waves generated from the S-E and N-E in strong wind conditions.

All boat shed materials below 2.69m AHD shall be flood compatible.

The Coastal Engineering Report supporting this application recommends all electrical supplies and fittings inside the boat shed be 1.0m above the floor level, i.e. 2.85mAHD. External fittings shall be at a height of 3.35mAHD. Any electrical supply below these levels shall be waterproofed.

AWACS (1991) indicated that only the northern regions of Pittwater have been considered to be subject to significant ocean generated wave penetration. The site is located over 6 km south of Soldiers Point and is therefore considered that ocean generated waves need not be considered in the design.

In order to manage wave impacts on the boat shed and decks the foundation and floor framing designs shall be carried out by a qualified engineer with due consideration to the impacts of waves on the structures. Piers shall be on rock.

Marine vegetation:

There are no seagrasses in the area of the proposed boatshed, deck and ramp.

Dept. of Primary Industries have assessed the site and support the ramp, decking and boatshed.

Boat shed Construction Materials:

The existing boatsheds in this area of Pittwater are generally light weight timber or timber framed structures, some with masonry walls against hillsides. Roofs are generally metal, some gable form, some skillion and some curved, varying in pitch. The proposed boatshed will be hardwood framed clad in painted FC weatherboards, with hardwood

joinery and decking. The form, materials and colouring of the boat shed shall compliment the dwelling on the site.

The roof will be corrugated Colorbond. Access to the boat shed shall be from the existing jetty or using the small surrounding access deck, or the skid ramp.

Proposed construction;

- Sub-floor piers- concrete piers- pinned to the bedrock
- Bearers and joists hardwood timber- bolted to the piers
- Wall cladding FC weatherboards
- Sarking to external walls
- Windows and Doors stained natural timber frames
- Roof Colorbond metal sheeting

Seawall:

An existing stone seawall founded on the level bedrock below the shallow layer of sand exists forward of the MHWL by title. The top of the seawall at about 1.75m AHD is approximately 0.1m below the proposed boat shed floor level.

Land Vegetation:

The site is lightly covered with predominantly native vegetation with small, medium and large native trees endemic to the area. Species include *Corymbia maculata* (Spotted Gum) and their location is shown on the survey drawing.

There are no trees located within 5m of the proposed boat shed, decking or skid ramp. The nearest tree of any species is over 7m from the proposed works, therefore no Arborist's report has been prepared for this application.

Bushfire Risk:

The site is in an area with a recognised bush-fire risk. Scotland Island is serviced by a Rural Fire Service Brigade based nearby in Kevin Avenue. The proposed boat shed is more than 10m from the existing dwelling and therefore AS3959, 2009 does not apply as a DTS Provision.

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

Access and Services:

Site access is via Florence Tce. or by water. The site is serviced with power and telephone. Water is from roof collection and stored on site.

Construction materials can be brought to the site by barge at high tides
Electrical power shall be supplied to the boat shed in accordance with the recommendations contained in the Coastal Engineering Report.

Construction Methods:

Storage areas for building materials and sediment control barriers are shown on the Site Plan No.2069 - DA01.

Excavation:

There is minimal excavation with this proposal. No excavation of the hillside is proposed. Boat shed pier footings are in rock with minimal excavation. Any material excavated for the boat shed shall be removed from the site.

Side Boundary Setback and Spatial separation- Boatshed:

The side boundary clearance for the south-eastern lateral limit line with Lot 4 is 3.0m.

The side boundary clearance for the north-western lateral limit line with Lot 6 is 6.0m.

This complies with DCP Pittwater 21 clearances for marine structures of 2.0m minimum from lateral limit lines.

Pittwater Waterfront Building Line:

Acceptable structures within the Pittwater foreshore building setback line include boat sheds.

Building Height- Boat shed:

Permitted maximum ridge height:	4.5m above floor level
Proposed ridge height:	4.5m - complies
Permitted maximum wall height:	3.0m above floor level
Proposed wall height- east & west:	3.0m - complies

The height of the boat shed complies with Council's DCP P21 Section D15.15 Waterfront Development, Clause c) Boat sheds part ii "Boat sheds shall be no greater than 4.5m in building height above the platform on which it is built..." However, the LEP control 4.3 Height of buildings map limits the height of buildings below the MHWL at no more than 4.0m above astronomical high tide (1.17mAHD), or 5.17mAHD. The proposed boat shed height exceeds this figure and a Clause 4.6 Variation request has been submitted supporting this proposal.

Solar Access:

The boat shed will have no adverse impact on solar access to the habitable areas of the adjoining properties.

Waste Management:

Construction waste generated during building shall be taken to Kimbriki Tip for sorting and recycling where appropriate.

Sediment fences shall be installed prior to pier excavation works where shown on Site Plan drawing No. 2069 - DA01.

Wastewater:

No facilities generating wastewater are proposed for this boatshed.

Storm water:

Stormwater from the boat shed shall flow directly into Pittwater.

Fences:

No new fences are proposed with this application.

SEPP COASTAL MANAGEMENT 2018

The policy applies to this site.

Division 3 Coastal environment area

- (1) (a) The installation of a boat shed and skid ramp 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 boat shed are in keeping with others on the foreshore of Pittwater. Coastal processes are unaffected.
 - (c) N/A
 - (d) N/A
 - (e) **Access** Foreshore public access is maintained with a walkway and steps around the boat shed with this proposal.
 - (f) No impact envisaged.
 - (g) N/A
- (2) (a) The boat shed and skid ramp shall have no adverse impact as above.
 - (b) The proposal has been designed to minimise impacts on the natural environment, with minimal excavation.
 - (c) N/A
- (3) N/A

Division 4 Coastal use area

- (1) (a) (i) Public access along the foreshore is maintained 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 boat shed and skid ramp are in keeping with others on the Pittwater foreshore.
- (2) N/A

Division 5 General

- 15 No increase to coastal hazards.
- 16 Consent authority to consider.
- 17 Consent authority
- 18 N/A

STEPHEN CROSBY