

# **STATEMENT OF ENVOIRONMENTAL EFFECTS**

for New front fence  
at 28 Cavvanbah St, Byron Bay

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## **INTRODUCTION**

There is an existing approved dwelling that is presently being renovated. It is located opposite a track through bushland to the belongil beach. The front fence is not adequately keeping out trespassers who frequently use the water, shower & even the pool. The owner on 2 occasions had to ask people to leave his actual dwelling.

## **THE NEW DEVELOPMENT**

The wants to install a 1.8m high fence to prevent these trespassers. To do so the land must be retained on the boundary using a masonry retaining wall with aa timber fence above it. There is presently a path into the property that has a rock garden to retain the high side to enable the path to step down into the entry level, about 800mm down. This garden will be retained along with the path. A double gate on the low end of the fence will be built to enable deliveries. The new fence will have a recessed garden built into it to reduce the visual bulk of the new fence. The retaining wall will aid the deflection of stormwater onto the property by running an agi drain across the front boundary to a pit that will be connected to the existing stormwater outlet. There are no issues to address in the LEP or DCP & no trees need to be removed to build it.

## **CONCLUSION**

The proposed development does not impact on the existing natural or built environment adversely. The proposed development will adhere to all requirements & guidelines. It is therefore concluded that the proposed development should be approved subject to appropriate conditions.