

STATEMENT OF ENVOIRONMENTAL EFFECTS

for New front fence
at 28 Cavvanbah St, Byron Bay

PREPARED BY David Robinson
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INTRODUCTION

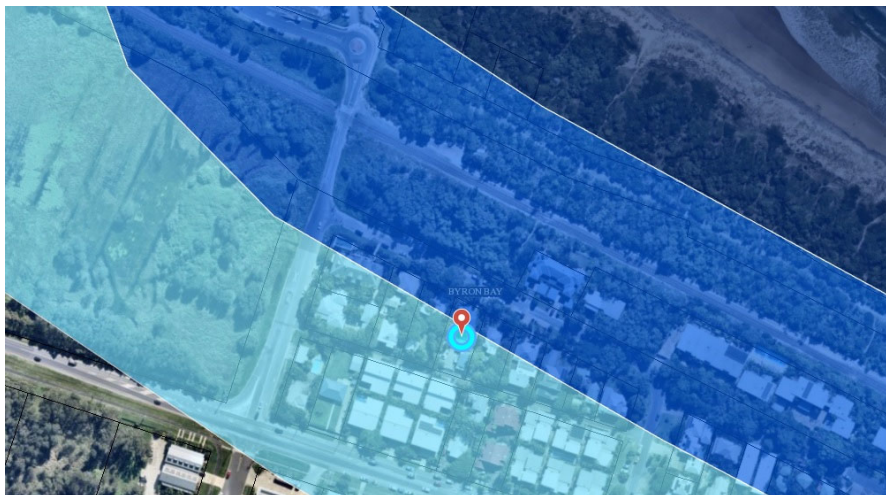
There is an existing approved dwelling that is presently being renovated. It is located opposite a track through bushland to the belongil beach. The front fence is not adequately keeping out trespassers who frequently use the water, shower & even the pool. The owner on 2 occasions had to ask people to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

THE NEW DEVELOPMENT

The wants to install a 1.8m high fence to prevent these tresspassers. 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 only issues to address in the LEP or DCP are Coastal Erosion, Acid Sulfate and Bushfire Buffer Zone. No trees need to be removed to build it.

DCP 2014 - Coastal Erosion Zones

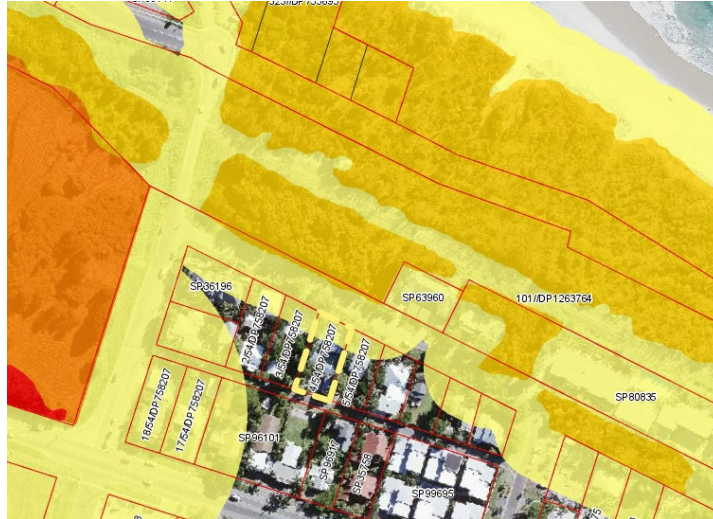
The dwelling-house is located within Precinct 2, Between the Immediate Impact Line and the 50 Year Erosion Line. The new front fence will be constructed in a manner to enable removal if required due to coastal erosion.



Coastal Erosion Map

Bushfire

The site is mapped as being within a bushfire buffer zone to bushfire prone land from Belongil foreshore reserve. The Bushfire Assessment Level for the proposal has been calculated as BAL 12.5 (low). Material used for the fence will comply with this Bushfire Assessment Level.



Bushfire prone land map showing the subject site within a buffer zone

Acid Sulfate Soil

The site is mapped as containing Acid Sulfate Soil class 5. There will be minimal excavation required for the proposal, any soil excavated will be redistributed through the garden and treated with lime as required.



Acid Sulfate soil zoning map

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.