

STATEMENT OF ENVIRONMENTAL EFFECTS

Statement of environmental effects for:

Modifications to existing jetty to accommodate new ramp
& pontoon, and berthing area.
Bayview Pittwater, NSW

Date: 22nd September 2021

Address: 52 Sturdee Ln. Lovett Bay, Pittwater
NSW 2105
Lot 48 DP 8013

Prepared By: Stephen Crosby & Associates Pty. Ltd.
PO Box 204 Church Pt. NSW 2105

For: D. Nicol

Planning documents:

- PLEP 2014
- PDCP 21
- SEPP Coastal Management

The Application:

The application is to reduce the existing jetty head and install a ramp and pontoon to provide safer access in all weathers to this water access only site on the southern shore of Lovett Bay in Pittwater. The application also includes a berthing area alongside the pontoon for the owners' commuter craft.

The proposal is set out on drawings prepared by Stephen Crosby & Associates Pty. Ltd.-

2050-DA 01 Site Plan,
2050-DA 02 Sections

Additional supporting documents:

LOC letter from Crown Lands with stamped plans.

Site survey drawing prepared by Waterview Surveying Services,
Ref 1107detail covering the foreshore & jetty area.

Aquatic Ecology Survey & Assessment prepared by Marine Pollution Research dated 16 J November 2020.

Bushfire Risk assessment prepared by Planning for Bushfire Protection dated 21/09/21.

Geotechnical risk assessment prepared by Ascent Geotechnical Consulting dated 22 September 2021.

Letter of support from DPI Fisheries dated 15 January 2021, with stamped plans.

Letter of support from Transport for NSW (Maritime) dated 19 November 2020, with stamped plans.

Waste Management Plan prepared by Stephen Crosby & Assoc. Pty. Ltd.

Site: 52 Sturdee Lane, Lovett Bay, NSW 2105.

The site is located on the southern shore of Lovett Bay on the western side of Pittwater. The site rises at grade from a levelled reclamation area protected by a masonry seawall seaward of the Mean High Water Mark (MHW by Title). The site contains a boat shed straddling the Mean High Water Mark, with a residence above the MHW. The site has an existing stone groyne jetty with timber jetty head and sea stairs, and berthing area with 2 piles.

To the southeast is a residential property Lot 47 DP 8013 with its own jetty.

To the northwest is a residential property Lot 49 with its own jetty, ramp, & pontoon.

A detailed survey plan of waterfront and jetty area has been prepared for the proposal identifying waterfront structures, the existing jetty, as well as showing adjacent structures.

Proposal:

The proposed works comprise the removal of part of the existing timber jetty head and the sea stairs. Construction of a new small timber access deck off the side of the jetty with a ramp to a pontoon, located with 2 stabilising piles. The pontoon's size is to provide a stable platform against wave forces as the site is exposed to waves from the north-east that can become significant in strong wind events.

The berthing area for the owners' commuter vessel is located alongside the pontoon and is 3.0m clear of the Lateral Limit Line (LLL) with Lot 47 to the south-east.

The proposed structures are similar in nature and scale to jetties and berths in this part of Pittwater.

Details of the proposed jetty, ramp, pontoon and berthing area are as follows:

Height of jetty	1.40m AHD (at jetty head)
Height of stabilising piles	2.67m AHD
Width of jetty	1.8m - with no jetty handrail
Ramp	6.0m x 1.4m
Pontoon	5.0m x 3.0m - with 2 stabilising piles (plus ramp support)
Berthing area	5.0m x 5.0m

The overall length of the new jetty with ramp and pontoon is the same as the existing jetty structures.

Construction Materials:

The existing jetty head is constructed with sleeved timber piles and hardwood framing and decking similar to others in this area of Pittwater. The pontoon shall have a timber deck and the ramp shall be aluminium framed and timber decked.

Survey:

A survey of the site and neighbouring area shows foreshore features, the mean high water mark (MHW), seabed contours and spot levels and marine structures (with levels noted).

Navigation of Commuter and Commercial Vessels:

The proposed jetty modifications and berthing area will not impede water traffic passing along the southeastern side of Lovett bay in Pittwater. The outermost proposed pontoon pile is in a similar location to the existing sea stair outer pile, and Transport for NSW

(Maritime) in their letter of support for the proposal state "there are no navigation concerns regarding the proposal".

There are many vessels moored seaward of the proposed jetty restricting movement and therefore limiting any likely impact on navigation in the area.

Ecological considerations:

An Aquatic Ecology Survey & Acid Sulphate Soils Assessment of the site was carried out by Marine Pollution Research in November 2020 and submitted to DPI Fisheries with the proposal for their consideration. In their response letter dated 15th January 2021 Fisheries states, "DPI Fisheries has reviewed the proposal and has no objections." Fisheries have determined the proposal is Integrated Development and has asked to be notified by Council at DA stage. A copy of this letter is submitted with the application.

Acid Sulphate Soils considerations:

The Aquatic Ecology Survey & Assessment of the site includes a section dealing with the potential for Acid Sulphate soils to result from the proposed works, refer section 3.5 on page 11 of the report.

Bushfire Risk Assessment:

A Bushfire Hazard Assessment has been carried out and the proposed works do not have any specific construction or material requirements regarding threat from bushfire.

Geotechnical Requirements:

A Geotechnical Report is submitted with this application and the requirements of that report will form part of the Specification for the works proposed.

Visual considerations:

The northeast facing shoreline of Lovett Bay where this site is located is characterised by jetties of similar size and character to the one proposed here. All these jetties have berthing areas to one side or the other of the jetty and its pontoon.

Access and Services:

This is a water access only site and jetty materials shall be brought by barge to the site. The site is serviced with power from Sturdee Lane.

Spatial separation:

The proposed pontoon and berthing area are a minimum of 3.0m from the LLL with the neighbouring property to the southeast.

Pittwater Waterfront Building Line:

Acceptable structures within the Pittwater Foreshore Building Line include jetties, ramps and pontoons, and berthing areas.

Access and Services:

Site access is via Sturdee Lane or by water. The site is serviced with power and water. Construction materials can be brought to the site by barge at all tides.

Construction Methods:

Storage areas for building materials shall be on the foreshore reclaimed area and on the work barge.

Excavation:

There is no excavation with this proposal, however work on existing piles shall require a Permit in accordance with the instructions in the letter from DPI Fisheries for this proposal.

Solar Access:

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

Waste Management:

Waste from the demolition of the existing wharf structures, and the new construction shall be taken by barge to Cargo Wharf at Church Point and trucked to Kimbriki Tip for sorting and disposal.

Waste shall be disposed of in accordance with the Waste Management Plan submitted with this development application.

Storm water:

No stormwater issues shall result from this proposal.

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 the ramp and pontoon, and the berthing area, 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 private wharf structures 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 unchanged with this proposal.
 - (f) No impact envisaged.
 - (g) N/A

- (2)
 - (a) The jetty modifications, ramp and pontoon, and berthing area, shall have no adverse impact as above.
 - (b) The proposal has been designed to minimise impacts on the natural environment, with no excavation.
 - (c) N/A

(3) N/A

Division 4 Coastal use area

(1) (a) (i) Public access along the foreshore is unchanged 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 jetty structures 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