

STATEMENT OF ENVIRONMENTAL EFFECTS

Statement of environmental effects for:

Jetty, ramp, pontoon & stabilising piles, and
skid ramp to replace slip rails.
Clareville, Pittwater, NSW

Date: 1st December 2019

Address: 137 Riverview Road, Clareville
NSW 2107
Lot 1 DP 1191316.

Prepared By: Stephen Crosby & Associates Pty. Ltd,
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For: G & B O'Neill

Planning documents:

- PLEP 2014
- PDCP 21
- SEPP Coastal Management

The Application:

The application is to add a jetty, with ramp and pontoon stabilised by two piles, and replace the existing boat shed slip rails with a new timber skid ramp on Crown Land below the Mean High Water Mark at 137 Riverview Rd, Clareville, NSW.

The proposal is set out on drawings no. 2238-DA01 Plan & 2238-DA02 Site Plan & Section prepared by Stephen Crosby & Associates Pty. Ltd.

Additional supporting documents: -

Site survey drawing prepared by Adam Clerke Surveyors,
Ref 6702J covering the foreshore & jetty area.

Site: 137 Riverview Rd, Clareville, NSW, Lot 1 DP 1191316.

The site is located on the eastern shore of Pittwater north of Paradise Beach. The site rises at grade from a levelled area behind an existing stone seawall on the Mean High Water Mark (MHWM by Title). The site presently contains a two storey dwelling, with boat shed straddling the MHWM with decking on two sides, and sliprails.

To the south is a residential property Lot 1 DP 1135396 known as 135 Riverview Rd. with its own boat shed, decking, jetty, ramp and pontoon.

To the north is a residential property Lot 1 DP 833902 known as 139 Riverview Rd. with its own boat shed, timber deck and skid ramp.

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

Proposal:

The proposed works are a new jetty alongside the existing slip rails, which are to be replaced with a timber skid ramp. The jetty shall end with a ramp to a pontoon with two stabilising piles. The narrow decking running alongside the boat shed and providing access to the jetty shall be widened to from 0.8m to 1.2m.

The jetty itself is ramped down 150mm from the boat shed floor level of 1.80m AHD to 1.65m AHD to reduce the steepness of the pontoon ramp at low tides.

Two locating piles at either end secure the pontoon.

Details of the proposed jetty, ramp & pontoon, and skid ramp are as follows:

Height of jetty	1.65m AHD up to deck level of 1.80m AHD
Height of jetty head piles	2.10m
Height of stabilising piles	2.67m
Width of jetty	1.4m
Ramp	6.0m x 1.2m
Pontoon	3.6m x 2.4m
Skid ramp	6.0m x 3.8m with 2 end support piles

Jetty and ramp shall be of hardwood framing construction on piles of hardwood, the deck being mesh for light penetration to the seabed. The pontoon shall be timber decked on HDPE floats. The skid ramp shall be hardwood supported at the outer end by two hardwood piles.

Survey:

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

Navigation of Commuter and Commercial Vessels:

The proposed jetty will not impede water traffic passing along the eastern side of Pittwater. The outermost edge of the pontoon is located behind a line connecting the outer edges of nearby pontoons, the navigation limit line.

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

NSW Roads & Maritime have assessed the proposal for this site and determined there are no navigational concerns. RMS support the application in a letter dated 16th April 2019 submitted with the application.

Ecological considerations:

A Marine Habitat Survey has been recently conducted of the site and provided to Fisheries for their assessment of the proposal. Fisheries have determined the proposed jetty and pontoon will not adversely affect marine creatures on the seabed or cause blockage of fish passage and NSW Dept. of Primary Industries (Fisheries) have provided a letter of support dated 11th June 2019 for the proposal.

Fisheries note the proposal constitutes Integrated Development and ask to be notified by Council when the development application is lodged. A Section 102 and 205 permit shall be required prior to construction commencing.

In their letter Fisheries states, " Fisheries NSW has reviewed the proposal and has no objections". A copy of this letter is also submitted with the application.

Access and Services:

Road access is via Riverview Rd. from Avalon although jetty materials shall be brought by water to the site. The site is serviced with power from Riverview Rd, and water is

available on site.

Spatial separation:

The proposed jetty and pontoon are to be located 5.3m from the neighbouring division of waterways line (Lateral limit line) to the south, and 6.2m from the neighbouring LLL to the north.

Pittwater Waterfront Building Line:

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

Survey:

A survey of the site area for the proposed jetty and berthing area accompanies the application. The survey drawing indicates location of property boundaries, stone seawalls and built structures. Spot levels to AHD are shown.

Marine vegetation:

A Marine Habitat Survey of the site has been prepared by Waterfront Surveys and is submitted with the application. The decking for the jetty and ramp shall be of mesh to allow light penetration to the *Zostera* seagrass beds on the sea floor.

Dept. of Primary Industries (Fisheries) have reviewed this survey and assessed the proposal as suitable. They have provided a letter of support for the proposal.

Jetty Construction Materials:

The jetty shall be constructed with timber piles and hardwood framing with mesh decking similar to others in this area of Pittwater. The pontoon shall have a timber deck and the ramp shall be aluminium framed with mesh decking and structural handrails

Access and Services:

Site access is via Riverview Rd. 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 existing stone paving alongside the existing boat shed and on the work barge.

Excavation:

There is no excavation with this proposal.

Pittwater Waterfront Building Line:

Acceptable structures within the Pittwater building line include jetties, ramps and pontoons.

Solar Access:

The jetty 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.

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 jetty, ramp and pontoon, 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 private wharf structure is 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, ramp and pontoon shall have no adverse impact as above.
 - (b) The proposal has been designed to minimise impacts on the natural environment, with mesh decking to the jetty and ramp, and 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