

# STATEMENT OF ENVIRONMENTAL EFFECTS

**Statement of environmental effects for:**

Jetty with sea stairs, and access decking, in Careel Bay, Pittwater

**Date:** 20th January 2020

**Address:** 104 Cabarita Road, Avalon, NSW 2107  
Lot 9 DP 629464

**Prepared By:**

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

**For:** Basscave Pty Ltd

**Planning documents;**

- PLEP 2014
- DCP Pittwater 21
- SEPP Coastal Management

**The Application;**

The application is for construction of a new jetty with sea stairs, and access decking, in Careel Bay, Pittwater

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

2178- DA 01 Site Plan  
2178- DA 02 Sections

Site survey drawing prepared by Byrne & Assoc. Surveyors, Ref. 10937D2

Marine Habitat Survey prepared by Marine Pollution Research dated 30 August 2018

LOC letter from Crown Lands, with stamped plans.

Letter of approval from Dept. of Primary Industries (Fisheries).

Letter of approval from NSW Transport Roads & Maritime Services.

**Site:** 104 Cabarita Road, Avalon, Lot 9 DP 629464.

The site is located on the south-western side of Careel Bay on Pittwater. The site rises at an average grade of 35degs from a levelled area behind a stone seawall along the Mean High Water Mark (MHW by Title). The site contains a small boat house with some paving, and a timber boat ramp and stone steps. The existing structures are all to remain.

The proposal is to construct a new timber jetty extending out from an access deck across the front of the existing boat house and seawall.

To the north-west is residence known as 102 Cabarita Rd. on Lot 14 DP 858130 with its own seawall, boat shed and jetty.

To the south-east is a property known as 106 Cabarita Rd, Lot 10 DP 237925.

A detailed survey plan of the site has been prepared for the jetty identifying topography, trees, paths and adjacent built structures.

Details of the proposal are as follows:

**JETTY**

Deck Height	1.55m AHD
Length	24.5m overall

Sea stairs & deck Piles- hardwood	4.0m x 1.5m 300mm dia.	1
<b>ACCESS DECK</b>		
Deck Height	1.9S5m AHD	
Length	24.5m overall	
Sea stairs & deck Piles- hardwood	4.0m x 1.5m 300mm dia.	1

**Site Coverage:**

The whole of the works are below the Mean High Water Mark having no impact on site cover calculations.

**Survey:**

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

**Marine Vegetation:**

A marine vegetation report was commissioned for the proposal and it found the odd patch of short form *Zostera* and sparse *Posidonia* seagrasses, with the pest algae *Caulerpa* present. The report was submitted to NSW Fisheries who stipulated construction techniques to manage the works and protect the native seagrasses. These shall be adopted for the construction of the jetty and stairs.

Silt or sediment curtains are not requested by Fisheries NSW.

**Seawall:**

An existing stone seawall founded on the level bedrock below the shallow layer of sand exists along the MHW by title. The top of the seawall is approximately 0.4m above the new jetty deck level.

**Access and Services:**

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

**Construction Methods:**

Storage areas for building materials shall be on the barge or the onshore paved area shown on the Site Plan No.2178- DA 01.

**Excavation:**

There is no excavation with this proposal.

**Side Boundary Setback and Spatial separation- Boat shed:**

Setbacks- Jetty & Sea Stairs

North-west lateral limit line 25.5m

South-east lateral limit line 12.0m

This complies with DCP Pittwater 21 minimum clearances from Lateral Limit Lines of 2.0m.

**Pittwater Waterfront Building Line:**

Acceptable structures forward of the Pittwater Foreshore Building Setback Line include jetties.

**Waste Management:**

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

**Wastewater Sewer Main:**

A Sydney Water sewer main crosses in front of the property between the first and second set of jetty piers. Sydney Water shall be contacted for construction requirements at the Construction Certificate stage.

**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 new jetty 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 proposed jetty is in keeping with similar structures on the foreshore of Careel Bay
  - (c) N/A
  - (d) N/A
  - (e) **Access** Public access along the foreshore is improved with the addition of the access decking as part of this proposal this proposal.
  - (f) No impact envisaged.
  - (g) N/A
- (2) (a) The new jetty shall have no adverse impact as above.
  - (b) The proposal has been designed to minimise impacts on the natural environment.
  - (c) N/A
- (3) N/A

**Division 4 Coastal use area**

- (1) (a) (i) Public access along the foreshore is improved by the access decking 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 proposed jetty structures are in keeping with similar structures on the foreshore of Careel Bay.

**(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**