

# STATEMENT OF ENVIRONMENTAL EFFECTS

**Statement of environmental effects for:**

Skid ramp & pontoon,  
Winji Jimmi Creek, Pittwater, NSW

**Date:** 1<sup>st</sup> December 2020

**Address:** 51A Beaconsfield Street, Newport,  
NSW 2106  
Lot 6 DP 39111

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

**For:** L. & R. Miles

**Planning documents:**

- LEP 2014
- DCP Pittwater 21
- SEPP Coastal Management 2018
- 

**The Application:**

The application is for removal of the existing water access steps and construction of a hinged ramp onto a pontoon to provide safer and easier water access at all tides on Crown Land below the Mean High Water Mark.

The proposal is set out on drawings:

2010 - DA 01A Site Plan	prepared by Stephen Crosby & Associates Pty. Ltd.
2010 - DA 02 Section	prepared by Stephen Crosby & Associates Pty. Ltd.

and

Site Survey drawing prepared by Waterview Surveying services,  
Ref 1072detail covering the site waterfront and adjacent waterfront structures.

**Site:** 51A Beaconsfield Street, Newport, NSW 2106 Lot 6 DP 39111.

The site is located on the northern shore of Old Mangrove Bay branching east off Winji Jimmi Creek at the southern end of Pittwater, NSW. The land rises gently from a grassed reclamation area running along this shoreline of the bay forward of the Mean High Water Mark (MHWM by Title). The site contains a dwelling above the MHWM (by title). Currently there is a set of steps set into the embankment to provide access from the lawned reclamation area to the mud flats.

To the east is a property Lot 1 DP 632573 with its own timber jetty, ramp and pontoon, with berthing area.

To the west is Lot 1 DP 200852 with its own jetty, ramp and pontoon with two Stabilising piles.

A detailed survey plan of the relevant portion of the site and waterway structures has been prepared identifying topography, paths and marine structures built on Crown Land, as well as showing relevant seabed levels. Refer Waterview Surveying drawing Ref.1072.

**MARINE STRUCTURES**

Ramp	12.5m x 1.5m
Ramp support piles	2
Step	1.5m x 1.3m
Pontoon	3.6m x 3.0m
Stabilising piles	2

**CLEARANCES**

East	Lateral Limit Line	3.1m
West	Lateral Limit Line	2.0m - steps currently cross L.L.L.

**The Need for the jetty and pontoon:**

The owners of the No.51A Beaconsfield St. fronting Old Mangrove Bay, Pittwater would like to replace their existing steps down the bank with a skid ramp sitting on a pontoon in deeper water to provide a safer and easier water access at all tides for their small craft. The vessels would be stored on the freehold land and carried or wheeled to and from the waterway using the ramp and pontoon.

Fisheries NSW have assessed the site and determined that provided the pontoon has the necessary water depth to float at all tides the structures would not have any serious impact on the marine ecology. A letter from Fisheries NSW supports this application.

Transport for NSW (Maritime Division) have been consulted and they have stated there are no navigation concerns with this proposal. A letter from Transport NSW accompanies this application.

The public access along the grassed waterfront reclamation would remain unaffected by the proposed new marine structures.

**Minimum Frontage for Waterfront Development:**

Northern Beaches Council DCP P21 Clause D15.14 outlines the types of waterfront development permitted depending upon the length of the MHW boundary. The subject site extends from Beaconsfield St down to the Mean High Water Mark as freehold land (not as a right-of-way), with the MHW site boundary being approximately 7.2m in length.

The Planning Policy D15.14 states “Where an existing allotment has a water frontage of less than 15.0m, limited development such as a jetty, ramp and pontoon will generally only be permitted. Multiple facilities such as boat shed, jetty and slipway will not be permitted”.

DCP P21 Clause D15.14 Minimum frontage for waterfront development is submitted with the LOC application.

This proposal for a ramp and pontoon falls within the types of development that may be permitted.

**The Development:**

The proposal is to install a ramp hinged off two piles at the top of the reclamation bank and sitting on a pontoon in water deep enough to float the pontoon at all tides. The set up is similar to the DCP P21 Clause D15.15 Marine Facilities Diagram 5 Dual Purpose Pontoon/Ramp and Slipway structure for Boat storage on Private Property. Small craft launched and retrieved using this ramp and pontoon shall be stored on the private property above the MHW.

DCP P21 Clause D15.15 Marine facilities Diagram 5 Suggested Dual Purpose Pontoon/Ramp and Slipway Structure for Boat storage on Private Property is submitted with the LOC application.

**Survey:**

A survey of the area of the proposed ramp, pontoons berthing areas accompanies the application. The survey drawing indicates location of property boundaries, the common stone seawall, jetties, pontoons and berthing piles. Spot levels and contours to AHD are shown.

**Construction Materials:**

The existing marine structures in this area of Pittwater are generally decked with hardwood timber with hardwood or polyethylene sleeved steel piles, with aluminium framed timber decked ramps and timber decked pontoons.

Materials specification;

- ramp aluminium frame with hardwood decking
- pontoon HDPE floating system with hardwood decking
- pontoon piles, black HDPE sleeved steel piles with white caps

**Access and Services:**

Construction materials can be brought to the site by barge.

**Construction Methods:**

Storage areas for building materials shall be on the work barge.

**Excavation:**

There is no excavation with this proposal. The ramp and pontoon piles shall be driven into the seabed.

**Side Boundary Setback and Spatial separation:**

The side boundary clearance to the neighbouring berthing area at Lot 1 DP 632753 to the east is 3.5m, with this berthing area being accessed from the south, well clear of the proposed ramp and pontoon

The side boundary clearance to the neighbouring pontoon to the west at Lot 1 DP 200852 is 4.5m .

Transport for NSW (Maritime) has determined there are no navigation issues accessing the existing neighbouring facilities as a result of the proposed ramp and pontoon.

**Pittwater Waterfront Building Line:**

Acceptable structures within the Pittwater building line include private marine facilities such as this ramp and pontoon.

The proposed skid ramp with the ramp supported at its outer end on a pontoon is in accordance with Northern Beaches Council DCP P21 Cl. 15.15 Marine Facilities, Jetties, Ramps and Pontoons Diagram 5 Dual Purpose Pontoon/Ramp structure for Boat Storage on Private Property.

**Waste Management:**

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

Fisheries NSW have not stipulated sediment fences as a requirement for this development.

## **SEPP COASTAL MANAGEMENT 2018**

The policy applies to this site.

### **Division 3 Coastal environment area**

- (1)** **(a)** The proposed ramp and pontoon have no adverse impact on the integrity and resilience of the biophysical, hydrological and ecological environment.
  - (b)** The size, bulk and scale of the existing marine structures are in keeping with similar structures on the foreshore of Pittwater.
  - (c)** N/A
  - (d)** N/A
  - (e)** **Access** There are no impacts to foreshore public access with this ramp structure.
  - (f)** No impact envisaged.
  - (g)** N/A
- 
- (2)** **(a)** The ramp structures have no adverse impact as above.
  - (b)** The proposal has minimal impact on the natural environment.
  - (c)** N/A

**(3)** N/A

### **Division 4 Coastal use area**

- (1)** **(a)** **(i)** Public access along the foreshore is maintained with this ramp structure.
  - (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 ramp structures are in keeping with similar structures on the foreshore of Pittwater.

**(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**

