

STATEMENT OF ENVIRONMENTAL EFFECTS

Statement of environmental effects for:

Removal of sliprails and installation of a skid ramp in Careel Bay,
Pittwater

Date: 23rd February 2024

Address: 24 Cabarita Rd, Avalon, NSW 2107
Lot 9 DP 17704

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

For: B. & E. MacDiarmid

Planning documents;

- PLEP 2014
- DCP Pittwater 21
- SEPP Resilience & Hazards

The Application;

The development application is for removal of existing slip rails and construction of a new skid ramp at Careel Bay in Avalon, Pittwater.

The proposal is set out on the drawing 2082 - DA 01 Site Plan & Section prepared by Stephen Crosby & Associates Pty. Ltd.

Supporting documents:

Crown Lands LOC letter and signed Plan.

Site survey drawing prepared by Waterview Surveying, Ref. 1549detail

Marine Habitat Survey prepared by Waterfront Surveys Australia.

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

Letter of approval from Transport for NSW (Maritime).

Sydney Water approval dated 23/02/24.

Waste Management Plan.

Site: 24 Cabarita Rd, Avalon. Lot 9 DP 17704.

The site is located to the western side of Careel Bay in Pittwater. The site consists of a levelled area behind a stone seawall below the Mean High Water Mark (MHWL by Title). The site contains a house with decking and paving, and a boat shed above the MHWL.

The proposal is to remove the old decayed slip rails and construct a new framed and mesh decked skid ramp out from the seawall and straddling a bed of *Zostera* seagrass, to be supported on 2 concrete footing pads clear of the seagrass. The proposed design has been referred to DPI Fisheries for assessment and Fisheries have provided a letter of support for the proposal. A set of mesh steps shall be formed up the centre of the skid ramp.

The skid ramp shall provide trolley access from the boat shed into Careel Bay for small water craft.

To the north is residence Lot 8 DP 17704 with its own seawall, jetty, ramp and pontoon.

To the south is a property Lot 10 DP 17704 with its own seawall, jetty, ramp and pontoon.

A detailed survey plan of the site has been prepared for the skid ramp identifying topography, waterfront built structures and seabed levels.

Details of the proposal are as follows:

SKID RAMP

Maximum Height	1.60m AHD	top of seawall
Length	8.00m overall	
Width	3.00m	1

Site Coverage:

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

Zoning:

The waterway below the Mean High Water Mark is zoned W1 Natural Waterway and skid ramps are not identified within the W1 Natural Waterways zone as being permissible development. However, under Schedule 1 Additional Permitted Uses Section 23 of LEP 2014 water recreation structures such as skid ramps are permitted with development consent.

Survey:

A survey of the area of the proposed skid ramp structure accompanies the application. The survey drawing indicates location of property boundaries, stone seawalls built structures and seabed spot levels to AHD are shown.

Marine Vegetation:

A Marine Habitat Survey was commissioned for the proposal as the works are below the high tide line and patchy seagrass is present in the area of the ramp. DPI Fisheries has assessed the proposal and given its support in a letter dated 4th April 2023 provided Fisheries is consulted again when the DA is lodged.

Seawall:

An existing stone seawall founded on the level bedrock below a shallow layer of sand exists seaward of the MHWL by title. The top of the seawall is the same height as the top of the new skid ramp.

Access and Services:

Site access is via Cabarita Rd.. The site is serviced with power and water. Construction materials shall be brought to the site by road and or barge.

Construction Methods:

Storage areas for building materials shall be on the freehold area above the MHWL or on the work barge.

Excavation:

There is only minor excavation for the skid ramp pad footings with this proposal.

Side Boundary Setback and Spatial separation- Skid ramp:

North lateral limit line 8.7m

South lateral limit line 6.5m

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 skid ramps.

Waste Management:

Construction waste generated during building shall be taken by road or work barge to Kimbriki Tip for sorting and recycling where appropriate. A waste management plan supports this application.

Wastewater Sewer Main:

A Sydney Water sewer main crosses in front of the property between the seawall and first set of skid ramp piers. Sydney Water has been and approval has been granted with no specific construction requirements.

Fences:

No new fences are proposed with this application.

SEPP RESILIENCE & HAZARDS 2021.

The policy applies to this site.

Chapter 2 Development on land in the coastal environment area

2.10(1) The consent authority can be satisfied that the proposed works have been designed, sited and will be managed to avoid adverse impacts upon the relevant matters identified in this section of the policy.

2.11(1)(a) The consent authority can be satisfied that the proposed works have been designed, sited and will be managed to avoid adverse impacts upon the relevant matters identified in this section of the policy, and that the surrounding coastal and built environment has been taken into account with regard to the bulk, scale and size of the proposed development.

2.12 The proposed development is not likely to cause increased risk of coastal hazards on the land or other land.

Chapter 4

4.6(1)(a) The existing site has been used for residential purposes with no known prior uses. Council can be reasonable satisfied that there is no contamination risk, subject to suitable conditions relating to demolition/removal of structural items.

Overall the proposed development is consistent with the relevant provisions of SEPP

(Resilience & Hazards).
STEPHEN CROSBY