

Statement of Environmental Effects

Alterations to Existing Jetty
consisting of a new Mooring pen
1772 Pittwater Road – Bayview



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TABLE OF CONTENTS

1. ALTERATIONS TO EXISTING JETTY CONSISTING OF A NEW MOORING PEN	3
1.1. Introduction	3
1.2. Proposed Works.....	6
1.3. Environmental Zoning and Planning Controls	7
1.4. Environment	7
1.5. Navigation, Siting and Design Guidelines	8
1.6. Conclusion.....	8
2. APPENDICES	9
2.1. CAD DRAWINGS – LOC	9
2.2. MARINE HABITAT SURVEY.....	10

TABLE OF FIGURES

Figure 1 - Site Location	3
Figure 2 - Site located on the South Western foreshore of Pittwater	4
Figure 3 - Proposed site looking South showing neighbours pen.	4
Figure 4 - Site looking north showing neighbours facilities	5
Figure 5 - Site looking toward shore showing neighbour facility and beach area.....	5
Figure 6 – Installation of a new 4 pile mooring pen.....	6
Figure 7 - Navigation line showing transiting vessels are clear of the proposed development.	8

1. Alterations to Existing Jetty consisting of a new Mooring pen

1.1. Introduction

This Statement of Environmental Effects is prepared in support of the application for a Landowners Consent (LoC) which will be submitted to the Department of Primary Industries – Crown Lands for the modifications to the existing water access structure

The site currently has the following;

- An existing fixed timber jetty and Pontoon and 2 fender piles.

The site is located on the south western foreshore of The Pittwater at Bayview. The Site is a residential dwelling with an existing waterfront access structure consisting of a jetty, ramp and pontoon and 2 fender piles for casual berthing of a vessel. The site is located within other residential dwellings including waterfront access structures and mooring pens.

The waterfront is along this area is residential access with public thoroughfare access permitted along the Mean High Water Mark.

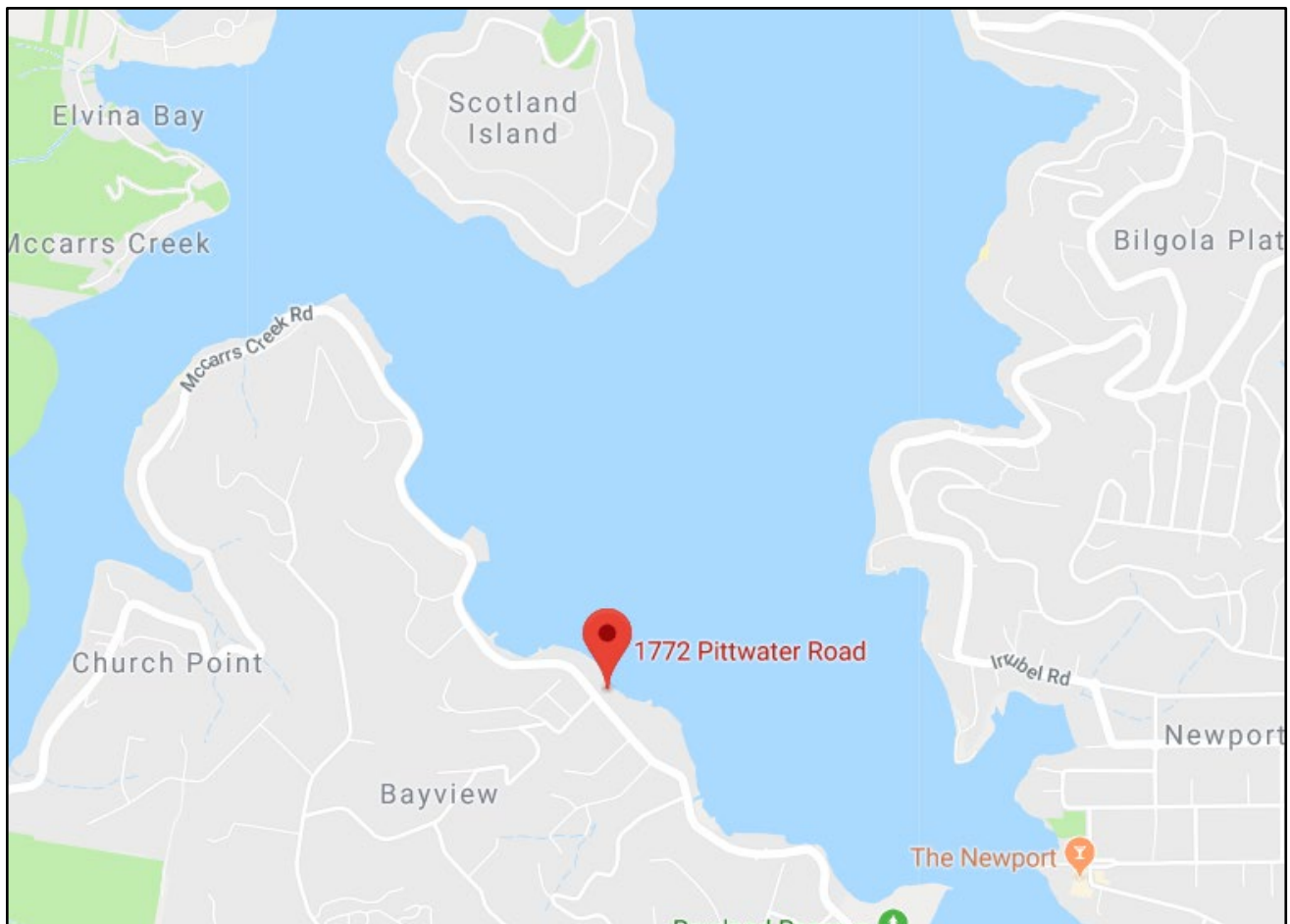


Figure 1 - Site Location

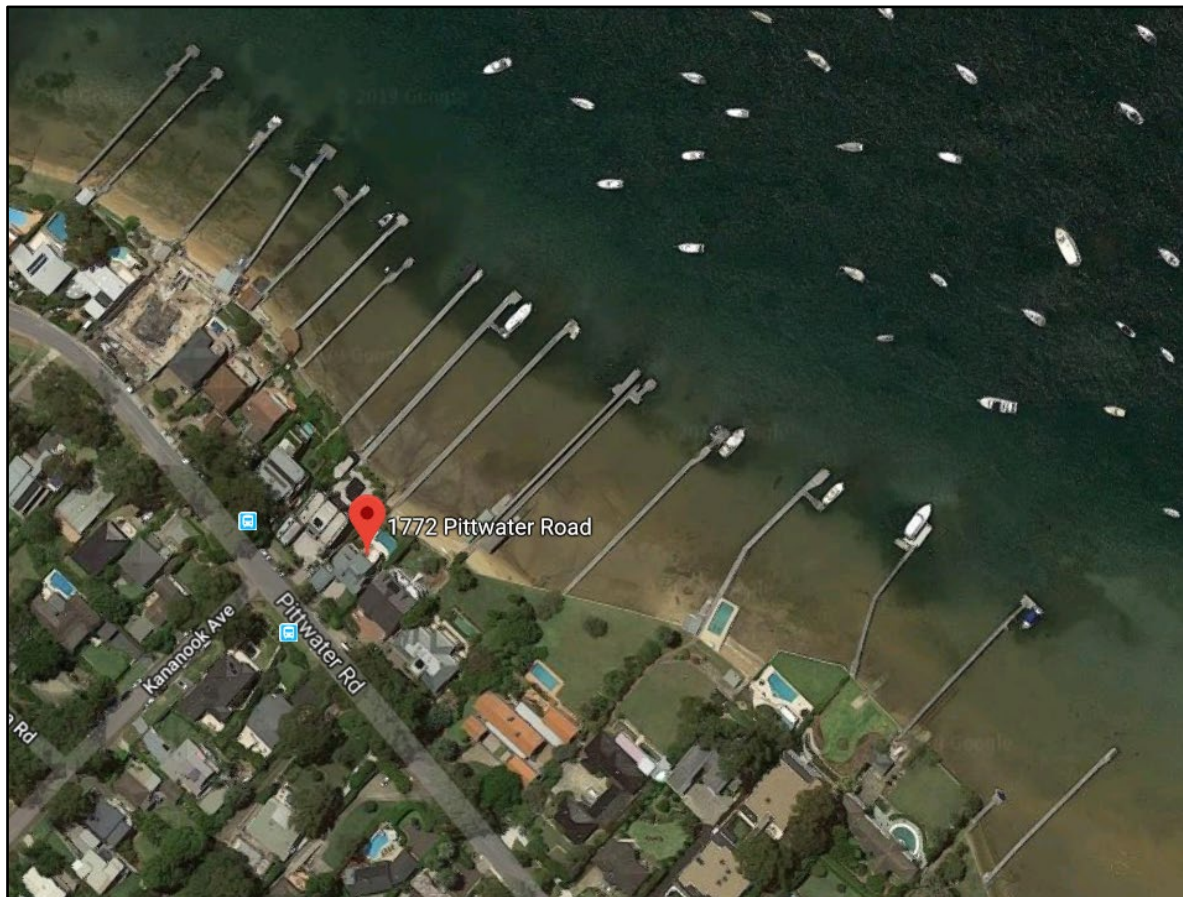


Figure 2 - Site located on the South Western foreshore of Pittwater



Figure 3 - Proposed site looking South showing neighbours pen.



Figure 4 - Site looking north showing neighbours facilities



Figure 5 - Site looking toward shore showing neighbour facility and beach area.

1.2. Proposed Works

The proponents would like to seek Landowners Consent and subsequent Development Approval for the installation of a permanent 4 pile mooring pen for the permanent storage of a small vessel.

The works will consist of the following;

- Installation of a 10m x 6m 4 pile mooring pen

The Existing water access structure and fender piles are in good condition and in no immediate need of repair.

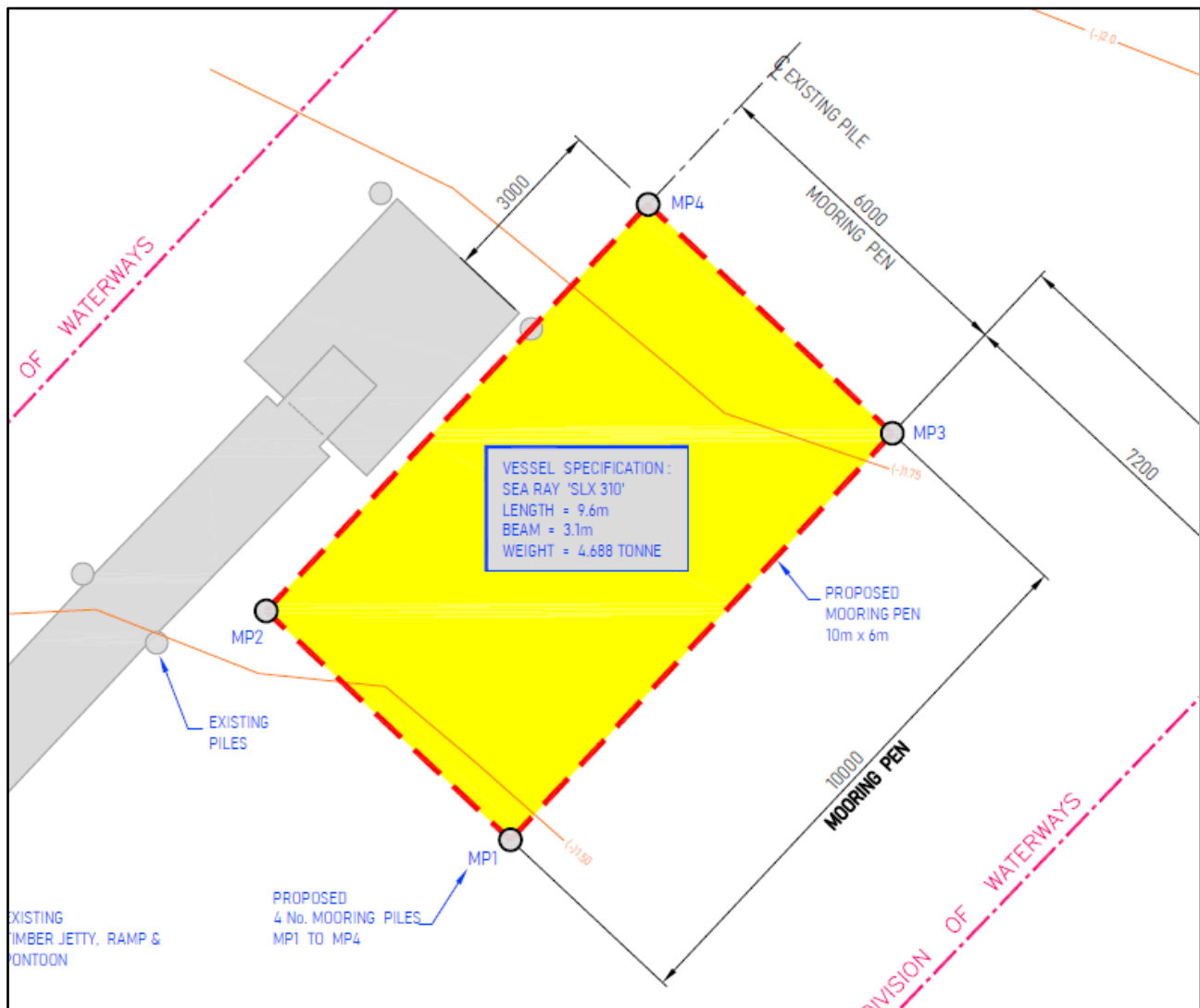


Figure 6 – Installation of a new 4 pile mooring pen.

1.3. Environmental Zoning and Planning Controls

The area is subject to the Environmental Planning instruments as follows;

- *State Environmental Planning Policy (SEPP) No. 71 – Coastal Protection.*
- *Pittwater Local Environmental Plan 2014*
- *Pittwater 21 Development Control Plan*

Other Relevant planning controls and plans also include;

- AS3962-2001 Guidelines for the Design of Marinas.
- Policy & guidelines for Aquatic Habitat & Fish Conservation.
- Threatened Species Consideration.
- Environmental Actions for Marinas, Boatsheds & slipways 2007.

1.4. Environment

A detailed Marine Habitat Survey has been completed by H2O Consulting Groups as shown in Appendix 2.2.

The conclusion shows the following;

“In summary, the proposed development at 1772 Pittwater Road, Bayview is not expected to have any ecological significant impacts on marine habitat. The impacts that do occur will be minimal, confined to habitat that is dominated by macroalgae and primarily confined to construction works.”

1.5. Navigation, Siting and Design Guidelines

The proposed works are for the alterations to the existing waterfront structure consisting of a ramp, pontoon and a new mooring pen for the permanent mooring of a small vessel.

The end of the Floating Pontoon will be to approx. in line with the neighboring facilities as well as providing sufficient water depth as per DPI Fisheries requirements. It will not impact any vessel traffic or navigational lines for safe traffic movement.

The facility has been designed to minimize the impact to the community and still allow safe all tide access to the waterways by recreational watercraft.

There will be no change in access to the public.



Figure 7 - Navigation line showing transiting vessels are clear of the proposed development.

1.6. Conclusion

The proposed development is the alterations to the existing jetty with a new ramp, pontoon to add a mooring pen to allow the proponent to access the waterways safely at all tidal conditions.

The proponent request that Crown Lands provide a positive response in the application for the Landowners Consent.

2. Appendices

2.1. CAD Drawings – LoC

2.2. Marine Habitat Survey