

STATEMENT OF ENVIRONMENTAL EFFECTS

Statement of environmental effects for:

Replacement of existing stone seawall.
Careel Bay, Pittwater, NSW.

Date: 20th May 2022

Address: 20 Cabarita Road, Avalon,
NSW 2107
Lot 7 DP 17704

Prepared By: Stephen Crosby & Associates Pty. Ltd.
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For: S. & A. Hetherington

Planning documents:

- PLEP 2018
- PDCP 21
- SEPP Coastal Management

The Application:

The application is to replace the existing collapsing stone seawall on the Mean High Water Mark at 20 Cabarita Road, Avalon with a new "stepped" stone infill seawall connecting the stone seawalls in front of the adjacent properties to the north and south of the site.

The proposal is set out on drawing no. 2220-DA01 Site Plan and Seawall Detail prepared by Stephen Crosby & Associates Pty. Ltd.

Additional supporting documents:

Site survey drawing prepared by Adam Clerke Surveyors Pty Ltd,
Ref 7394D2 covering the local foreshore & jetties area.

Aquatic Ecology Report prepared by Marine Pollution research Pty Ltd dated 15 April 2021.

Acid Sulphate Soils Assessment prepared by Marine Pollution research Pty Ltd dated 28 April 2022..

Coastal Engineering letter from Cardno Pty Ltd dated August 2021.

Geotechnical Report from White Geotechnical Group dated 20 May 2022.

Photographs of the existing and neighbouring seawalls.

Site: 20 Cabarita Road, Avalon, Lot 7 DP 17704.

The site is located on the western shore of Careel Bay in northern Pittwater. The site rises at grade from a levelled reclamation area protected by a stone seawall in poor condition on the Mean High Water Mark (MHWM by Title). The site contains a two & three storey house with a boat shed straddling the Mean High Water Mark. The site also has its own timber jetty with pontoon, and a skid ramp off decking in front of the boat shed. These structures are identified on Crown Lands Licence No. LI 500491.

To the south is a residential property, No.22 Cabarita Rd. with reclamation and stone seawall forward of the MHWM. This property also has a boat shed, decking, slip rails and skid ramp, along with a jetty, ramp and pontoon.

To the north is a residential property, No.18 Cabarita Rd. with reclamation and seawall supporting a boat shed, forward of the MHW. This property also has its own jetty, boat shed skid ramp and decking.

A detailed survey plan of the local waterfront and jetty area has been prepared for the proposal identifying waterfront structures, the existing reclamation and seawalls at the adjoining properties, boat shed and jetty and associated structures.

Proposal:

The proposed works are the complete removal of the existing stone seawall. Construction of a new sandstone seawall with a stepped face to link with the existing stone seawalls at the adjacent properties to the north and south of the subject site. The use of natural sandstone blocks, with the stepped form of the seawall, will create a more natural shoreline than the current seawall. This will also result in a continuous seawall along the shoreline in Careel Bay. Behind the seawall will be filled with crushed aggregate, topped with soil and turfed. Screen planting will also be installed along the northern boundary reducing the visual impact of the boat shed at No.18 Cabarita Rd.

A section of existing timber decking on the north side of the boat shed will be removed.

The existing timber skid ramp will be reduced in width from 4.0m to 2.6m.

Sandstone steps to access the waterway are proposed adjacent to a small timber deck above the seawall to provide public access along the waterfront below the MHW to the adjacent property to the north, No.18 Cabarita Road.

Details of the proposed seawall are as follows:

Height of seawall	1.60m AHD adjacent to the boat shed decking. 1.40m AHD passing under the existing boat shed
Thickness of seawall	0.50m thickening at the base.
Stone steps	1.0m x 0.5m integral with the stepped seawall

The overall length of the new seawall is the same as the existing.

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 replacement seawall will not impede water traffic passing along the western side of Careel Bay. The proposed seawall is in the same location as the existing seawalls on both adjacent properties, and along the Careel Bay foreshore..

TFNSW Maritime has not been asked to assess the seawall proposal for this site as there are no navigation issues inshore of the line of jetties and pontoons along this shoreline.

Geotechnical considerations:

The proposed replacement seawall has been assessed by White Geotechnical Group and will not increased geotechnical risk to the property or adjoining lands provided the recommendation listed in the Risk Analysis summary Sections 7, 11 & 16 of their report are followed.

Ecological considerations:

The proposed replacement seawall will not adversely affect marine creatures on the seabed or cause blockage of fish passage. An Aquatic Ecology Report assessing potential impacts of the proposal has been prepared and sent to NSW Dept. of Primary Industries (Fisheries) for its assessment. DPI Fisheries has assessed the proposal and stated in a letter dated 17 August 2021 it has no objections.

A sediment fence shall be put in place across the full width of the site during removal of the existing seawall and construction of the replacement seawall.

There is a significant tree near the southern property boundary, close to the existing seawall, providing good natural screening of the site, and adjoining site, from the waterway. The collapse of the current seawall would leave its roots exposed to erosion from coastal forces, whilst the retained reclamation proposed seaward of this tree would provide protection and a better environment for the continued health of the tree.

ASS considerations:

The proposed replacement seawall works have been assessed against Pittwater LEP Clause 7.1 and would meet the objectives of Clause 7.1 (1) and Clause 7.1 (6) meaning the project should not require a development consent under Section 7.1 (2) and there is no requirement for the preparation of an ASS Management plan as per clause 7.1 (3).

Access and Services:

Road access is along Cabarita Road on the western side of Careel Bay in upper Pittwater, however seawall materials may be brought by barge to the site. The site is serviced with power from Cabarita Road and water is available on site.

Spatial separation:

The proposed seawall is in the same location as the neighbouring seawalls creating a continuous seawall along this section of Careel Bay, with no impact on spacial separation with neighbouring waterfront structures.

Pittwater Waterfront Building Line:

Acceptable structures within the Pittwater Foreshore Building Line include seawalls.

Survey:

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

Marine vegetation:

There is no seagrass in the area of the existing and proposed replacement seawall. A detailed Aquatic Ecological Report dated 15 April 2021 supports the proposal.

Construction Methods:

Storage areas for seawall building materials shall be on the decking above the existing seawall, and on the work barge.

Excavation:

There is minimal excavation for the seawall strip footing with this proposal as the bedrock is generally at surface level. Any excavated sand and silt shall be used as backfill or removed from the site by barge. A sediment fence shall extend the full width of the site during the footing construction stage.

Solar Access:

The replacement seawall 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 replacement seawall with infill behind 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 seawall will match with others on the foreshore of Careel Bay, Pittwater. Coastal processes are unaffected.
- (c) N/A
- (d) N/A
- (e) **Access** Foreshore public access is improved with the replacement seawall in its new location allowing access between No18 and No.22 Cabarita Road below the MHWL.
- (f) No impact envisaged.
- (g) N/A

- (2) (a) The seawall shall have no adverse impact as above.
- (b) The proposal has been designed to minimise impacts on the natural environment, with minimal excavation.
- (c) N/A

(3) N/A

Division 4 Coastal use area

- (1) (a) (i) Public access along the foreshore is improved 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 seawall and reclamation are in keeping with others on this section of Careel Bay in 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