

20.04.2018  
Updated 10.04.2019

STATEMENT OF ENVIRONMENTAL EFFECTS. (SEE)

**PROJECT: PROPOSED REFURBISHMENT AND JETTY EXTENSION AT  
149 RIVERVIEW ROAD, AVALON BEACH, NSW 2107.  
LOT A – DP 413022**

The project involves the jetty extension to an existing jetty, slipway and boatshed currently covered by PO. 1960 / 228 (account No. 5972) held with Department of Industry – Lands.

The proposed jetty extension has been designed to meet the objectives stated in **SEPP Coastal management 2018** in particular Division 3 - Coastal environment area and Division 4 - Coastal use area.

Under Pittwater 21 Development Control Plan 2014 the site is zoned E4 Environmental living. In particular the proposed jetty design complies with the following:

**D15.13 Lateral limits to development seaward of mean high water mark.**

**Controls:**

The lateral line on both sides of the property, have been complied with as well as the required 2 metre setback.

No permanent berthing of vessels has been proposed.

**Outcomes**

Equitable enjoyment of the waterway has been achieved.

**D15.15 Waterfront development.**

**Controls**

A Jetty had been agreed with Fisheries to provide a significant (2220 mm ) clearance over seagrass. Far in excess of the 900mm nominated.

A hand rail is to be located on one side only of the proposed jetty for safety reasons.

The length of the jetty has been minimized to be in alignment with adjoining jetty and pontoon structures.

The finished jetty deck height shall be a maximum of 1 metre above the mean high water mark.

A permanent berthing area is not proposed.

**Outcomes**

The proposal complies with:

The jetty extension does not have an adverse impact on water quality.

Public access along the foreshore is not restricted.

The jetty extension does not encroach on navigation channels. Refer Maritime's letter of approval.

The structures blend with the natural environment and are not detrimental to the areas visual quality.

The works were approved by **The Department of Primary Industries – Fisheries in their letter**

**Refer: C16/ 531 dated the 4<sup>th</sup> April, 2018.**

The final jetty design was worked through with Fisheries and agreed upon after extensive site investigation of the sea bed and sea grass areas.

This work was carried out in conjunction with a report prepared by **Marine Pollution Research Pty. Ltd. dated 17<sup>th</sup> Nov 2016.** and their Aquatic Ecology Assessment of the subject site.

Roads and Maritime Services approved the works in their letter of the 18<sup>th</sup> April, 2018. regarding the navigational issues.

In conclusion we believe that the proposed refurbishment and jetty extension comply with the controls and outcomes of Pittwater 21 Development Control Plan 2014 and should be supported.

Bennett Architects & Associates Pty. Ltd.

