

# STATEMENT OF ENVIRONMENTAL EFFECTS

**Statement of environmental effects for:**

Ongoing use of pontoon & reclamation.  
Winji Jimmi Bay, Pittwater, NSW

**Date:** 20th January 2022

**Address:** 20 Rednal St, Mona Vale,  
NSW 2103  
Lot 2 DP 224548.

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

**For:** M. & A. Johnson

**Planning documents:**

- PLEP 2014
- PDCP 21
- SEPP Coastal Management

**The Application:**

The application is to maintain the use of the existing unapproved pontoon and small reclamation area, on Crown Land below the Mean High Water Mark at 20 Rednal St. Mona Vale. A BIC is concurrently being applied for for the pontoon and small sand reclamation over and either side of an old approved concrete ramp.

The proposal is set out on drawing no. 2270-DA/BC 01 Site Plan prepared by Stephen Crosby & Associates Pty. Ltd.

Additional supporting documents: -

Site survey drawing prepared by DP Surveying, Ref 3329.

Crown Lands LOC letter and stamped plan.

DPI Fisheries letter of support for the unapproved structures.

Maritime's letter of support for the unapproved structures.

**Site:** 20 Rednal St. Mona Vale. Lot 2 DP 224548.

The site is located on the western shore of Winji-Jimmi Bay in Pittwater. The site is relatively level, behind an existing stone seawall forward of the Mean High Water Mark (MHW by Title). The site contains a two storey house above of the Mean High Water Mark. Access to the site is by Rednal Street, or by water. The site has its own timber jetty with ramp, pontoon and berthing area.

A survey plan of waterfront and jetty area has been prepared for the proposal identifying waterfront structures, the existing jetty with unapproved pontoon, and reclamation.

**Application:**

This application is to maintain the use of the pontoon and the small sand reclamation over the old concrete ramp.

Details of the reclamation and and pontoon are as follows:

Dimensions of sand beach reclamation: 6.64m x 5.76m

Pontoon: 7.0m x 2.1m

**Survey:**

A survey of the foreshore of the site shows foreshore features, the mean high water mark, and marine structures.

**Navigation of Commuter and Commercial Vessels:**

The jetty, pontoon and berthing area will not impede water traffic passing along the western side of Winji-Jimmi Bay.

Transport for NSW Maritime have assessed the structures for this site and support the application in a letter dated 15th Jan 2021 submitted with the application.

**Ecological considerations:**

The reclamation and pontoon will not adversely affect marine creatures on the seabed or cause blockage of fish passage and NSW Dept. of Primary Industries (Fisheries) have provided a letter of support dated 11<sup>th</sup> February 2021 for the structures.

**Spatial separation:**

The pontoon and berthing area are located clear of neighbouring marine structures, and create no navigation hazards. TfNSW Maritime confirm this in their letter supporting this application.

**Pittwater Waterfront Building Line:**

Acceptable structures within the Pittwater Foreshore Building Line include jetties and pontoons.

**SEPP COASTAL MANAGEMENT 2018**

The policy applies to this site.

**Division 3 Coastal environment area**

- (1) (a) The small reclamation and pontoon 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 private wharf structures are in keeping with others on the foreshores of Pittwater. Coastal processes are unaffected.
  - (c) N/A
  - (d) N/A
  - (e) Access Foreshore public access is unaffected this proposal.
  - (f) No impact envisaged.
  - (g) N/A
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- (2) (a) The reclamation and pontoon shall have no adverse impact as above.
  - (b) The proposal minimises impacts on the natural environment, with no excavation.
  - (c) N/A
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- (3) N/A

**Division 4 Coastal use area**

- (1) (a) (i) Public access along the foreshore is unchanged with these structures

**(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 waterfront structures are in keeping with others on the Pittwater foreshore.

**(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**