

27 March 2018

SDG Land Development Solutions
PO Box 2572
North Parramatta NSW 1750
office@sdg.net.au

Your ref 7188

Dear Mr Trifiro

Re: Development application for proposed berthing area, seawall, reclamation & authorisation of one mooring pile & pontoon for 158 Crescent Road Newport

Encl: Signed/dated maps and conditions

I refer to your letter to Roads & Maritime Services dated 15 January 2018 regarding assessment of the above proposal.

We advise that an inspection/assessment has been conducted by the local Boating Safety Officer and there are no navigational concerns regarding the designated proposal.

Yours sincerely



Rod McDonagh
A/Manager Operations
Hawkesbury River Broken Bay
Roads & Maritime
Maritime Division

Roads and Maritime Services

ROADS AND MARITIME SERVICES

STANDARD CONDITIONS FOR PERMISSIVE OCCUPANCIES

1. The tenant shall not be exempted from the provisions of the Marine Legislation, and shall at all times comply with the requirements of all Acts and Regulations administered by Roads and Maritime Services.
2. Tenant shall at all times comply with any directions given by Roads and Maritime Services or an officer of the Authority in regard to painting, lighting or use or alteration of any structure as may, from time to time, be required in the interests of safe navigation, equitable use of and conservation of waterways and the prevention of pollution.
3. Area of tenure shall include only that area below high water mark covered by the actual structures plus the berthing area.
4. The sites of any freestanding piles installed for the purpose of mooring a vessel at a jetty/pontoon shall be included in the area of the tenure.
- 4A Any existing moorings affected by the proposal will be relocated at the developers expense.
5. Jetties shall be of substantial construction, have a minimum deck height of 0.75m above local mean high water level, with end piles and piles not more than 15m apart to have a minimum height of 1.0m above local mean high water level. Piles shall be finished at even height, stripped of bark above deck level and painted white. No outlying wires or obstructions shall project outside the extremities of the jetty.
6. Freestanding piles for the mooring of a vessel at a jetty/pontoon shall be erected to a height of at least 1.0m above the level of local mean high water and have the bark stripped off 0.6m down from the top and be painted white and the permissive occupancy number displayed thereon.

2 4 6 8 10 20 25

1:250

GENERAL NOTES:

- THIS SURVEY IS NOT A 'LAND SURVEY' AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.
- THE BOUNDARIES OF THE LAND HAVE BEEN SURVEYED. UNLESS SHOWN BY OFFSETS, THE POSITION OF THE FEATURES SHOWN IS DIAGNOSTIC ONLY.
- BOUNDARIES NOT MARKED
- LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (AHD)
- ONLY TREES GREATER THAN 3.5 METRES IN HEIGHT ARE SHOWN ON THIS PLAN AND THEIR POSITIONS ARE DIAGNOSTIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO THE PROJECT.
- CONTOURS ARE INDICATIVE AT GROUND FORM ONLY. SPOT LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
- THE ORIGIN OF LEVELS COMES FROM PARAMETER RL 37.854 CLASS 1B ORDER IS ADOPTED FROM SCHEM ON 26/09/2017 AND CONFIRMED BY TIDAL OBSERVATION DATA FROM NSW OFFICE OF ENVIRONMENT AND HERITAGE.
- CONTOUR INTERVAL 0.5 m.
- ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK.
- THIS PLAN IS FOR DEVELOPMENT APPLICATION PURPOSES ONLY. FURTHER DETAILED ENGINEERING PLANS MAY BE REQUIRED FOR THE PURPOSE OF OBTAINING A CONSTRUCTION CERTIFICATE.

LEGEND:

- BB denotes BOTTOM OF BANK
TB denotes TOP OF BANK
M-MMM denotes MEAN HIGH WATER MARK
MP denotes MOORING PILE
SP denotes STABILISING PILE
PROPOSED WORKS
ZFOTG denotes ZERO PORT DENISON TIDE GAUGE (-0.925 AHD)

MICHAEL TRIFIRO
Land Surveyor Registered under
The Surveying and Spatial Information Act 2002

PROPOSED AREAS BELOW MHHM m ²	
RECLAMATION	142.0
BERTHING AREA	45.0
TOTAL	187.0

EXISTING AREAS BELOW MHHM m ²	
TIMBER JETTY	9.3
TIMBER RAMP	8.7
PONTOON (EXCL. PT RAMP)	10.1
CONCRETE RAMP	23.7
PART BOATSHED	0.1
FENDER PILES	FP x 2
MOORING PILES	MP x 1
TOTAL	51.9

FINAL AREAS BELOW MHHM m ²	
RECLAMATION	142.0
TIMBER JETTY	9.3
TIMBER RAMP	8.7
PONTOON (EXCL. PT RAMP)	10.1
CONCRETE RAMP	23.7
PART BOATSHED	0.1
BERTHING AREA	45.0
FENDER PILES	FP x 2
MOORING PILES	MP x 2
TOTAL	236.9

Old Mangrove Bay
Pittwater

BERTHING AREA

PONTOON
TIMBER RAMP
TIMBER JETTY

BERTHING AREA

PONTOON

TIMBER RAMP
TIMBER JETTY

SEA

No. 6

3

DP 243519

Schedule of Trees			
No	Diam	Spread	Height
1	0.1	4	6
2	0.1	4	5
3	0.1	4	4
4	0.4	4	4
5	0.2	3	8.5

No. 7

2

DP 243519

3/3/18

No. 158
A
DP 27567

40.355 MHHM
BY TITLE

STONE WALL

No. 160

3

DP 27567

FRONTAGE TO PANIMA PLACE

FRONTAGE TO CRESCENT ROAD



ISSUE	DATE	AMENDMENT	SURV/CHK
A	06/10/17	ORIGINAL ISSUE	GS/MT
B	18/03/18	GENERAL AMENDMENTS	GS/MT

PLAN SHOWING DETAILS, LEVELS, EXISTING WATERFRONT IMPROVEMENTS & PROPOSED SEAWALL, BERTHING AREA FOR LOT A IN DP27567
No. 158 CRESCENT ROAD, NEWPORT

CLIENT: **TIM & HELEN ANDERSON**

ORIGIN OF LEVELS:
PM 46395
RL 27.094
DATUM: A.H.D.

SCALE: **1:250**
ORIGIN OF COORDINATES:
ASSUMED
DATUM: N/A

REF: **7188**
DATE: **06/10/2017**
SURV/CHK: **GS/MT**
SHEET **1** OF **1** SHEETS

PLAN
A3
ISSUE
B

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2 4 6 8 10 20 25

1:250

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6. CONTOURS ARE INDICATIVE AT GROUND FORM ONLY. SPOT LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
7. THE ORIGIN OF LEVELS COMES FROM PPM4355 RL 27.04 CLASS L2 ORDER L2 ADOPTED FROM SDG ON 26/03/2017 AND CONFIRMED BY TOTAL OBSERVATION DATA FROM MMV OFFICE OF ENVIRONMENT AND HERITAGE.
8. CONTOUR INTERVAL 0.5 m
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10. THIS PLAN IS FOR DEVELOPMENT APPLICATION PURPOSES ONLY. FURTHER DETAILED ENGINEERING PLANS MAY BE REQUIRED FOR THE PURPOSE OF OBTAINING A CONSTRUCTION CERTIFICATE

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- SP denotes STABILISING PILE
- SP denotes PROPOSED WORKS
- Z-DIG denotes ZERO POINT DEVIATION TIDE GAUGE (-0.025MVD)

MICHAEL TRIFINO
Land Surveyor Registered under
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MOORING PILES	MP x 2
TOTAL	238.9

Old Mangrove Bay
Pittwater

BERTHING AREA

PONTOON MP

TIMBER RAMP

TIMBER JETTY

BERTHING AREA

MP

MP

SP

PONTOON SP

TIMBER RAMP

TIMBER JETTY

STONE SEA

No. 6

3

DP 243519

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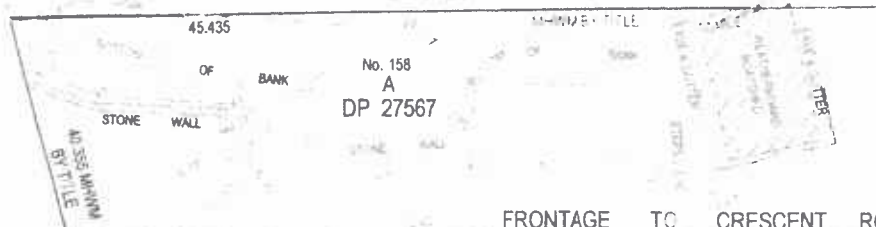
No. 7

2

DP 243519

3/3/18

FRONTAGE TO PANIMA PLACE



No. 158
A
DP 27567

FRONTAGE TO CRESCENT ROAD

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SHEET 1 OF 1 SHEETS

PLAN
A3
ISSUE
B

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