

STATEMENT OF ENVIRONMENTAL EFFECTS

Statement of environmental effects for:

Boat shed & skid ramp, jetty, ramp & pontoon, with berthing area
Pittwater, NSW

Date: 13th May 2025

Address: 240 Hudson Pde,
Clareville,
NSW 2107
Lot 53 DP 13760.

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

For: T. Bui

Planning documents:

- Pittwater LEP 2014
- Pittwater DCP 21
- SEPP Resilience & Hazards

The Application:

The application is to approve reduction in the boat shed deck and instillation of a new skid ramp..

The works are proposed on Crown Land below the Mean High Water Mark at 240 Hudson Parade on the northern shore of Refuge Cove in Pittwater.

The proposal is set out on drawing no. 2063 - DA 01B Site Plan & Section prepared by Stephen Crosby & Associates Pty. Ltd.

Additional supporting documents: -

Site survey drawing prepared by Waterview Surveying,
Ref 1740 covering the site and adjacent foreshore area.

Marine Habitat Survey prepared by Waterfront Surveys Australia.

Transport for NSW (Maritime) Letter of support with stamped plan.

D.P.I. Fisheries letter of support with stamped plan.

Site: 240 Hudson Pde. Clareville 2107 Lot 53 DP 13760

The site is located on the northern shore of Refuge Cove in Pittwater. The site rises at a steep grade from existing reclamation and decking below the Mean High Water Mark (MHW by Title). The site has a private residence.

To the east is a residential property lot 54 in DP 13760 with its own boat she, decking, jetty ramp & pontoon.

To the west is a residential property Lot 52 DP 13760 with its own boat shed, decking, jetty, ramp & pontoon.

A detailed survey plan of waterfront and jetty area has been prepared for the proposal identifying waterfront structures, the existing stone seawall and foreshore features, as well as showing the neighbouring jetties.

Proposal:

The proposed works are the demolition of part of the decking in front of the boat shed and construction of a new timber skid ramp.

Details of the proposed skid ramp and berthing area are as follows:

Height of top of ramp	1.50m AHD
Length of skid ramp	8.0m
Width of skid ramp	2.75m

Skid ramp shall be of hardwood framing construction on piles of hardwood, the deck being mesh decking.

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 skid ramp will not impede water traffic passing along the northern shore of Refuge Cove.

Transport for NSW (Maritime) have assessed the proposal for this site and support the application stating, "there are no navigational concerns regarding the designated proposal" in a letter, with attached stamped plans dated 24th March 2025 submitted with the application.

Ecological considerations:

The proposed skid ramp 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 28th March 2025 for the proposal.

DPI Fisheries states it does not need to be consulted during the DA stage unless there are amendments to the proposal. DPI Fisheries do not consider the proposal constitutes Integrated Development under s.91 of the EP&A Act 1979.

Access and Services:

There is road access to the site however all jetty materials for the skid ramp shall be brought by barge to the site. The site is serviced with electrical power.

Spatial separation:

The skid ramp do not impact water access to the neighbouring sites.

Skid ramp Construction Materials:

The skid ramp shall be constructed with timber piles and hardwood framing and mesh decking similar to others in this area of the Pittwater.

Construction waste shall be dealt with as set out in the Waste Management Plan supporting this application.

Construction Methods:

Storage areas for building materials shall be on the work barge.

Excavation:

There is no excavation with this proposal.

Solar Access:

The skid ramp 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 by barge to Kimbriki Tip or similar facility 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 RESILIENCE & HAZARDS 2021.

The policy applies to this site.

Chapter 2 Development on land in the coastal environment area

2.10(1) The consent authority can be satisfied that the proposed works have been designed, sited and will be managed to avoid adverse impacts upon the relevant matters identified in this section of the policy.

2.11(1)(a) The consent authority can be satisfied that the proposed works have been designed, sited and will be managed to avoid adverse impacts upon the relevant matters identified in this section of the policy, and that the surrounding coastal and built environment has been taken into account with regard to the bulk, scale and size of the proposed development.

2.12 The proposed development is not likely to cause increased risk of coastal hazards on the land or other land.

Chapter 4

4.6(1)(a) The existing site has been used for residential purposes with no known prior uses. Council can be reasonable satisfied that there is no contamination risk, subject to suitable conditions relating to demolition/removal of structural items.

Overall the proposed development is consistent with the relevant provisions of SEPP (Resilience & Hazards).

16 Consent authority to consider.

17 Consent authority

18 N/A

STEPHEN CROSBY