

STATEMENT OF ENVIRONMENTAL EFFECTS

Statement of environmental effects for:

Berthing area,
Pittwater, NSW

Date: 8th May 2025

Address: 187 Riverview Rd. Avalon Beach 2107
Lot B DP 381427

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

For: V. Lenthall

Planning documents:

- LEP 2014
- DCP Pittwater 21
- SEPP Resilience & Hazards
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The Application:

The application is for the addition of two new outer berthing piles to create a berthing area alongside the existing jetty, ramp & pontoon below the Mean High Water Mark adjacent to Lot B DP 381427, known as 187 Riverview Rd, Avalon Beach.

The proposed berthing area is shown with the existing jetty, ramp & pontoon structures on drawings 2032 – DA/BC 01-C, Site Plan, and DA/BC 02 Section dated 8-5-25 prepared by Stephen Crosby & Associates Pty. Ltd.

A survey prepared by Waterview Surveying Pty Ltd shows the existing structures and seabed levels.

The development Application is lodged concurrently with a BIC application for the ramp and pontoon, along with the skid ramp and some waterfront decking. The waterfront decking in the BIC application sits solely within the boundaries of the subject site and within the Lateral Limit Lines of the property and does not include decking beyond the Limit Line or within the adjoining property's boundaries. This Development Application includes the ongoing use of these structures.

Site: Lot B DP 381427, known as 187 Riverview Rd, Avalon Beach.

The site is located at the northern end of western peninsula to Careel Bay facing Pittwater. The site rises at grade from decking and reclamation forward of the MHWL.

The site contains a residence and boat shed above the MHWL (by title) and a skid ramp, decking, a jetty with ramp and pontoon on the waterfront. 2 piles will be driven into the seabed creating the new berthing to the north of the jetty. The berthing area and piles are over 2.0m from the Lateral Limit Line with the adjoining property to the north.

BERTHING AREA

Width	5.0m
Length	9.0m
Area	45m ²
Berthing Pile heights	2.67m AHD

CLEARANCES

North Lateral Limit Line	3.5m	exceeds PDCL Cl. D.15.13 Lateral limit lines minimum setback of 2.0m
South Lateral Limit Line	No change.	

The Need for the berthing areas:

The residents of 187 Riverview Road Avalon Beach require place to berth their

recreational vessel.

Fisheries NSW have assessed the area for a berthing area and determined that as there is no dredging, reclamation, harm to marine vegetation or blockage of fish passage Fisheries has no objections and will consider the application again as consider the proposal Integrated Development. A letter from DPI Fisheries NSW supports this application.

Transport for NSW (Maritime Services) have been consulted and they have stated there are no navigation concerns with this proposal. A letter from TforNSW accompanies this application.

Berthing areas:

Planning controls for Berthing Areas are set out in Pittwater DCP 21 Clause D15.15 b) Berthing Areas. Vessels are to be berthed at right angles to the MHW, as is the case with this application.

Maximum berthing area size is 45m², the berth applied for with this application 5.0m x 9.0m, complying with the DCP.

Survey:

A survey of the area shows the waterfront structures below the MHW.

Pittwater Waterfront Building Line:

Acceptable structures within the Pittwater building line include jetties, pontoons and berthing areas.

Waste Management:

There is minimal construction for the proposed berthing area with piles being driven directly into the seabed.

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, as there is no 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