

STATEMENT OF ENVIRONMENTAL EFFECTS

Statement of environmental effects for:

Replacement of existing stone seawall, jetty modifications to include ramp and pontoon, and berthing area.
Pittwater, Newport, NSW

Date: 11th October 2022

Address: 50 The Avenue, Newport
NSW 2106
Lot 2 DP 367690

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

For: D. Huon

Planning documents:

- PLEP 2018
- PDCP 21
- SEPP Coastal Management

The Application:

The application is to replace the existing collapsed stone seawall on Crown Land below the Mean High Water Mark at 50 The Avenue, Newport. The proposal is set out on drawings no. 2061-DA01 Site Plan and DA02 Sections and Elevation prepared by Stephen Crosby & Associates Pty. Ltd.

The application is to also to modify the existing timber jetty to add a ramp and pontoon, and create a berthing area with berthing piles. Details are described on drawings 2061 - DA10 Jetty Site Plan & DA11 Jetty Section.

Additional supporting documents:

- Site survey drawing prepared by Adam Clerke Surveyors Pty Ltd, Ref 5007H covering the foreshore & jetty area.
- Crown Lands LOC letter & stamped plans.
- DPI Fisheries letter of approval.
- TfNSW Maritime letter of approval & stamped plans.
- Geotechnical Report prepared by Ascent Geotechnical Pty. Ltd.
- ASS Report prepared by Ascent Geotechnical Pty. Ltd.
- Waste Management Plan

Site: 50 The Avenue, Newport, Lot 2 DP 367690.

The site is located on the eastern shore of Winji Jimmi Bay in southern Pittwater. The site rises at grade from a levelled reclamation area protected by a stone seawall in poor condition forward of the Mean High Water Mark (MHW by Title). The site contains a two storey house with a boat shed on the Mean High Water Mark. The site has its own timber jetty with pontoon and berthing piles alongside, and deck with slip rails.

To the south is The Avenue road Reserve then Sirsi Marina

To the north is a residential property Lot C DP 415908.

A detailed survey plan of waterfront and jetty area has been prepared for the proposal identifying waterfront structures, the existing reclamation and seawall, boat shed and jetty and associated structures.

Proposal:

The proposed works are the complete removal of the existing stone seawall. Construction of a new sandstone seawall, with recessed access steps, in the same location to retain the existing reclamation, and additional decking alongside the boat shed deck.

The application is to also to modify the existing timber jetty and remove the existing pontoon, to add a ramp and new pontoon with 2 existing and one relocated stabilising piles. A berthing area using the existing berthing piles sits to the south of the pontoon.

Details of the proposed seawall are as follows:

| | |
|----------------------|---|
| Height of seawall | 1.65m AHD adjacent to the boat shed decking. 2.40m AHD in front of the reclamation supporting lawn and palm trees. |
| Thickness of seawall | 0.50m |
| Stone steps | 2.0m x 0.5m recessed into seawall. |

Details of jetty structures:

| | | |
|--------------------|----------------------------|----------|
| Height of jetty: | 1.58m AHD | Existing |
| Width of jetty: | 1.2m | Existing |
| Ramp: | 6.0m x 1.2m | New |
| Pontoon: | 8.0m x 2.4m | New |
| Stabilising Piles: | 2 existing and 1 relocated | |
| Berthing area: | 9.8m x 5.1m | Existing |
| Berthing piles: | 2 | Existing |

The overall length of the new seawall is the same as the existing seawall.

The overall length of the jetty with ramp and pontoon is the same as the existing jetty.

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 jetty modifications will not impede water traffic passing along the eastern side of Winji-Jimmi Bay, as there is no change to the length of the jetty. The proposed seawall is in the same location as the existing seawall.

Transport for NSW Maritime has assessed the proposal and determined there are no navigation concerns with the pontoon and berthing area. A letter from TfMSW Maritime supports the proposal.

Ecological considerations:

The proposed replacement seawall and jetty and pontoon modifications will not adversely affect marine creatures on the seabed or cause blockage of fish passage. NSW Dept. of

Primary Industries (Fisheries) has assessed the proposal and issued a letter of support for the application.

A sediment fence shall be put in place across the full width of the site during removal of the existing seawall and construction of the replacement seawall.

No potential ASS issues are anticipated with this development, as determined in Part 3.4 of the Geotechnical report submitted with the application.

Access and Services:

Road access is down The Avenue from Newport on the eastern side of lower Pittwater however seawall materials may be brought by water to the site. The site is serviced with power from The Avenue and water is available on site.

Spatial separation:

The proposed seawall is in the same location as the existing seawall with no impact on spacial separation with neighbouring waterfront structures.

The proposed pontoon and ramp will occupy the area outer jetty head end of the existing jetty with no addition to the overall length of the jetty structures. The berthing area occupies the existing berthing area between the existing berthing piles. The berthing area is over 15m from the southern division of waterways line (LLL) with The Avenue Reserve directly to the south of the subject site.

Pittwater Waterfront Building Line:

Acceptable structures within the Pittwater Foreshore Building Line include jetties, ramps and pontoons, berthing areas and seawalls.

Survey:

A survey of the site area, Ref. 5008H, for the proposed modifications to the jetty and replacement seawall accompanies the application. The survey drawing indicates location of property boundaries, stone seawalls and built structures. Spot levels to AHD are shown.

Marine vegetation:

There is no seagrass in the area of the existing and proposed ramp and pontoon, berthing area and replacement seawall. DPI Fisheries NSW has assessed the proposal and has no objections.

Construction Methods:

Storage areas for seawall and jetty modification building materials shall be on the lawn above the existing seawall, and on the work barge.

Excavation:

There is minimal excavation for the seawall strip footing with this proposal. This work shall be carried out in accordance with the recommendations in the Geotechnical Report submitted with the application. No potential ASS issues are anticipated with this work as determined in the Geotechnical report supporting the application.

Excavated sand and silt shall be removed from the site by barge. A sediment fence shall extend the full width of the site during the footing construction stage.

Solar Access:

The ramp and pontoon, and berthing area 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 to Kimbriki Tip for sorting and recycling where appropriate, in accordance with the Waste Management Plan supporting this application.

Storm water:

No stormwater issues shall result from this proposal. The existing site stormwater pipe shall be included in the replacement seawall works.

Fences:

No new fences are proposed with this application.

SEPP COASTAL MANAGEMENT 2018

The policy applies to this site.

Division 3 Coastal environment area

- (1) (a) The installation of the jetty ramp and pontoon and replacement seawall 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 pontoon and berthing area, and replacement seawall is in keeping with others on the foreshore of Pittwater. Coastal processes are unaffected.
- (c) N/A
- (d) N/A
- (e) **Access** Foreshore public access is maintained with the replacement seawall in the same location as the existing seawall.
- (f) No impact envisaged.
- (g) N/A
- (2) (a) The ramp and pontoon, berthing area and seawall shall have no adverse impact as above.
- (b) The proposal has been designed to minimise impacts on the natural environment, with minimal excavation.
- (c) N/A
- (3) N/A

Division 4 Coastal use area

- (1) (i) Public access along the foreshore is unchanged with this proposal
- (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 seawall 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