

STATEMENT OF ENVIRONMENTAL EFFECTS

Statement of environmental effects for:

Berthing areas,
Lovett Bay, Pittwater, NSW

Date: 28th January 2022

Address: Lot 2 DP 584315 "Corymbia", Lovett Bay,
NSW 2105

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

For: Suzanne Plater

Planning documents:

- LEP 2014
- DCP Pittwater 21
- SEPP Coastal Management
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The Application:

The application is for the addition of two commuter berthing areas alongside to the existing pontoon below the Mean High Water Mark adjacent to Lot 2 DP 584315 Lovett Bay, Pittwater, NSW. For all practical purposes this property is only accessible by water and is know as a "water access only" site.

The proposed berthing areas are shown with the existing jetty, ramp & pontoon structures on drawing 2318 - DA 01, prepared by Stephen Crosby & Associates Pty. Ltd.

A survey prepared by Peter Bolan and Assoc. Surveyors shows the existing structures.

Site: Lot 2 DP 584315, known as "Corymbia".

This property is only accessible by water.

The site is located on the northern side of Lovett Bay west of Lovett Bay Boatshed and Lovett Bay North (public) Wharf. The site rises at a grade of 25degs from a levelled area behind a stone seawall forward of the Mean High Water Mark (MHWm by Title). This levelled area has been in existence for over 100 years and was a Dedicated Landing Place by Ms2636, providing waterfront access from Lovett Bay North (Public) Wharf to the Ku-ring-gai National Park. The dedicated landing place status was removed by government many years however public access along the foreshore above the stone seawall has remained in place, and is unaffected by this proposal. No structures are proposed with this development application.

The site contains a cottage above the MHWm (by title) and a short stone groyne jetty, with ramp and pontoon on the waterfront.

To the southeast is an access handle to a property Lot 4 DP 590990, with its continuation of the reclamation and seawall.

To the northwest is Ku-ring-gai Chase National Park with the continuation of the reclamation and stone seawall.

BERTHING AREAS

Width	3.0m
Length	5.0m

CLEARANCES

Southeast neighbouring Lateral Limit Line	12.6m	exceeds PDCCP Cl. D.15.13 Lateral limit lines minimum setback of 2.0m
Northwest NP Lateral limit line	14.2m	

The Need for the berthing areas:

The residents of "Corymbia" can only access their dwelling by water and require place to tie up their commuter boat as berthing is not available at any public wharf due to the demand from non-waterfront properties. Earlier owners of this site installed a ramp and pontoon off a small, long standing, stone groyne built out off the stone seawall, originally built early last century to create a walking path way along the foreshore to the Kur-ring-gai Chase National Park, refer Lands Department Crown Plan 2636-300 dated 30 June 1906.

The area for the pontoon and berthing areas does not have the water depth preferred by Fisheries NSW however they have determined that as there is no seagrass present in the vicinity a pontoon and berths that sat close to the sandy bottom at low tides would not have any serious impact on the marine ecology. A letter from 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 MHWL as is the case with this application. The MHWL runs parallel with the stone seawall.

Maximum berthing area size is 5.0m x 9.0m, area 45m², the berths applied for with this application are 3.0m x 5.0m, 15m², complying with the DCP.

Survey:

A survey of the area shows the jetty, ramp and pontoon, as well as the reclamation and seawall. The survey drawing indicates location of property boundaries, stone seawall jetty and pontoon.

Pittwater Waterfront Building Line:

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

Waste Management:

There is no construction proposed so no waste shall be generated.

SEPP COASTAL MANAGEMENT 2018

The policy applies to this site.

Division 3 Coastal environment area

- (1) (a) The proposed berthing areas have no adverse impact on the integrity and resilience of the biophysical, hydrological and ecological environment. DPI Fisheries approve the

proposed berthing areas.

(b) The size, bulk and scale of the berthing areas are in keeping with similar commuter berths on the foreshore of Pittwater.

(c) N/A

(d) N/A

(e) Access There are no impacts to foreshore public access with the proposed berths.

(f) No impact envisaged.

(g) N/A

(2) (a) The existing jetty structures and proposed additional berthing areas have no adverse impact as above.

(b) The proposal has minimal impact on the natural environment.

(c) N/A

(3) N/A

Division 4 Coastal use area

(1) (a) (i) Public access along the foreshore is maintained with this jetty and berthing areas.

(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 proposed berthing areas are in keeping with similar berths on the foreshore of Pittwater.

(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