



## STATEMENT OF ENVIRONMENTAL EFFECTS

### ADDRESS OF DEVELOPMENT

2 Bounty Key, Forster, NSW, 2428

LOT 64 DP 255649

### SITE DETAILS

Zoning - R2 Low Density Residential

The Site Area is 862.7m<sup>2</sup>

The site is located in the Forster Keys area and is flood prone.

### DESCRIPTION OF PROPOSAL

The proposal is for:

- the construction of **a new jetty** as per Forster Keys Drainage Reserve Management Plan 2013. *"The length of the jetty shall be no greater than 3.0 metres and shall not exceed a width of more than 1/3 of the property frontage to the drainage reserve"*  
The proposed jetty is 3.0 metres long and 1.2 metres wide (the max allowable is 1.59m for this site). Although a wider jetty may be permissible as the site is a non-standard shape, there is a stormwater pipe outlet which disposes into the Drainage Reserve, and the Proposed Jetty has been designed to have minimal impact on the flow from the pipe. A FRP mesh walkway forms part of the jetty and connects to the existing concrete apron.

Maintaining access to existing slip rails adjacent to the Proposed Jetty was also considered.

### EXISTING DEVELOPMENT ON SITE

The site has an existing single-storey, brick dwelling with tile roof. There is a concrete revetment wall, concrete apron and boat slip rails at the south of the site adjacent to the drainage reserve.

### POTENTIAL FOR CONTAMINATION

No demolition works are required for this project and minimal contamination is likely to occur.

A Turbidity Barrier will be installed to reduce the chance of pollutants spreading through the waterway and will be removed once the construction area has been cleaned to a reasonable state.

### WATER SENSITIVE DESIGN

Whilst the Site is in a WSD Priority Area, the development is exempt from the Water Sensitive Design requirements DCP 11.2 as the increase in impervious surface area is less than a 10% increase in overall impervious surface area.

### FORSTER KEYS DRAINAGE RESERVE MANAGEMENT PLAN 2013

The proposed development will comply with all relevant details set out in the Forster Keys Drainage Reserve Management Plan 2013.