

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2025/1432
<b>Proposed Development:</b>	Construction of a boat ramp, jetty with ramp and pontoon with piles and berthing area
<b>Date:</b>	30/10/2025
<b>Responsible Officer</b>	Nick England
<b>Land to be developed (Address):</b>	<p>Lot 2 DP 882504 , 3 Douglass Estate MCCARRS CREEK NSW 2105</p> <p>Lot LIC 563203 , 3 Douglass Estate MCCARRS CREEK NSW 2105</p> <p>Lot 3 DP 882504 , 1 Douglass Estate MCCARRS CREEK NSW 2105</p> <p>Lot LIC 563185 , 1 Douglass Estate MCCARRS CREEK NSW 2105</p>

### Reasons for referral

This application seeks consent development on land, or within 40m of land, containing:

- All Development Applications on
- Actual or potential threatened species, populations, ecological communities, or their habitats;
- Wildlife corridors;
- Vegetation query stipulating that a Flora and Fauna Assessment is required;
- Vegetation query - X type located in both A & C Wards;

And as such, Council's Natural Environment Unit officers are required to consider the likely potential environmental impacts.

### Officer comments

The comments in this referral relate to the following applicable controls and provisions:

- NSW Biodiversity Conservation Act 2016
- NSW Biodiversity Conservation Regulation 2017
- SEPP (Resilience and Hazards) 2021 – Coastal Environment Area
- Pittwater LEP – Clause 7.6 Biodiversity Protection
- Pittwater DCP – Clause B4.7 Pittwater Spotted Gum Forest – Endangered Ecological Community

Portions of the site are identified on the Department of Climate Change, Energy, the Environment and Water (DCCEEW) Biodiversity Values Map (BV Map). Under the NSW Biodiversity Conservation Act 2016, any removal of native vegetation from within mapped areas will trigger the Biodiversity Offsets Scheme (BOS) and the requirement for a Biodiversity Development Assessment Report (BDAR). However, the submitted plans and documentation confirm that the proposed development is located outside of the BV Map area and therefore will not trigger entry into the BOS. Furthermore, the proposed development will not require the removal of any native trees or vegetation.

The concrete ramp is proposed to be constructed within an existing developed area. The jetty, pontoon and berthing area are all within the marine environment. As such, impacts to terrestrial flora and fauna and nearby biodiversity values is considered unlikely.

Impacts to the marine environment will be assessed by the appropriate referral body.

No objections in relation to biodiversity, subject to conditions.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

**Recommended Natural Environment Conditions:**

Nil.