

Natural Environment Referral Response - Coastal

Application Number:	DA2025/1432
Proposed Development:	Construction of a boat ramp, jetty with ramp and pontoon with piles and berthing area
Date:	14/10/2025
Responsible Officer	Nick England
Land to be developed (Address):	<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 for land located within the Coastal Zone.

And as such, Council's Natural Environment Unit officers are required to consider the likely impacts on drainage regimes.

Officer comments

This proposal is for a jetty, ramp and pontoon with a berthing area, and a recessed boat ramp.

Officer comments:

This application was assessed in consideration of:

- Supplied plans and reports;
- Coastal Management Act 2016;
- State Environmental Planning Policy (Resilience & Hazards) 2021 (sections 2.10, 2.11 & 2.12);
- Relevant LEP and DCP sections of the Pittwater Local Environmental Plan (LEP) 2014 and Pittwater 21 Development Control Plan (DCP).

Coastal Management Act 2016

The subject site has been identified as being within the coastal zone and therefore the Coastal Management Act 2016 is applicable to the proposed development.

The proposed development is in line with the objects, as set out under section 3 of the Coastal Management Act 2016.

Seawall proposed to be modified

The applicant has proposed modification of an existing seawall to establish a concrete boat ramp. Hence the proposed development has been assessed also against the requirements of the section 27 of the Coastal Management Act 2016. The impact & risk associated with the modification of the existing seawall to establish a boat ramp has not been assessed within an Estuarine Risk Management Report as required under the Coastal Management Act 2016.

Comment:

On internal assessment and as assessed in the submitted Statement of Environmental Effects (SEE)

report prepared by Stephen Crosby & Associates Pty. Ltd. dated 23rd September 2025, the application has not provided sufficient information to demonstrate that is generally consistent with the objects of the Coastal Management Act 2016.

This referral has not assessed the compliance of the proposal, for any potential impact on the scenic value of the area in accordance with the objectives of section 3(a) of the Coastal Management Act 2016 that relate to scenic impact. Assessment of compliance with section 3(a) of the Coastal Management Act 2016 will be undertaken by the development assessment officer assessing this development application.

State Environmental Planning Policy (Resilience & Hazards) 2021

The subject site has been included on the 'Coastal Environment Area' and 'Coastal Use Area' maps under the State Environmental Planning Policy (Resilience & Hazards) 2021. Hence, section 2.10, section 2.11 and section 2.12 of the State Environmental Planning Policy (Resilience & Hazards) 2021 apply for this DA.

Comment:

On internal assessment and as assessed in the submitted Statement of Environmental Effects (SEE) report prepared by Stephen Crosby & Associates Pty. Ltd. dated 23rd September 2025 the DA satisfies the requirements under section 2.10 and 2.11 but does not provide sufficient information to demonstrate that it satisfies requirements under section 2.12 of the State Environmental Planning Policy (Resilience & Hazards) 2021.

An estuarine risk management report is required to demonstrate that the modification to the existing seawall to establish a boat ramp is not likely to cause increased risk of coastal hazards on land within the coastal zone.

This referral has not assessed the compliance of the proposal, against any potential impact on the visual amenity or scenic qualities of the coast in accordance with section 2.11(1)(a)(ii) and section 2.11(1)(a)(iii) of the State Environmental Planning Policy (Resilience & Hazards) 2021. Assessment of compliance with these sections of the State Environmental Planning Policy (Resilience & Hazards) 2021 will be undertaken by the development assessment officer assessing this development application.

Pittwater LEP 2014 and Pittwater 21 DCP

Estuarine Risk Management

The subject site has also been identified as affected by estuarine wave action and tidal inundation on Council's Estuarine Hazard Mapping. As such, the Estuarine Risk Management Policy for Development in Pittwater (Appendix 7, Pittwater 21 DCP) and the section B3.7 Estuarine Hazard Controls in Pittwater 21 DCP applies to the proposed development.

An Estuarine Risk Management Report has not been provided for assessment of any increase in risk of coastal hazards as a result of the proposed modification of the existing seawall to establish a boat ramp.

Request for Further Information

Council requests an Estuarine Risk Management Report to assess any increased risk of coastal hazards to the property as a result of modifying the seawall to establish a boat ramp, as required under Appendix 7, Pittwater 21 DCP and the Coastal Management Act 2016.

The proposal is therefore unsupported.

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

Recommended Natural Environment Conditions:

Nil.