

STATEMENT OF ENVIRONMENTAL EFFECTS

Statement of environmental effects for:

Jetty, ramp & pontoon, with berthing area, and boat ramp.
McCarrs Creek, Pittwater, NSW

Date: 23rd September 2025

Address: 1 & 3 Douglas Estate,
McCarrs Creek,
NSW 2105
Lots 2 & 3 DP 882504.

Prepared By: Stephen Crosby & Associates Pty. Ltd.
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For: D. Bonett & I. Holswich

Planning documents:

- Pittwater LEP 2014
- Pittwater DCP 21
- SEPP Resilience & Hazards

The Application:

The application is to approve a jetty, ramp and pontoon with a berthing area, and a recessed boat ramp at the above site.

The proposed works apart from the boat ramp are on Crown Land below the Mean High Water Mark at 1 & 3 Douglas Estate on the north-western shore of McCarrs Creek in southern section of Pittwater.

The proposal is set out on drawings no. 2033 - DA 01A Site Plan and DA0 02 Sections prepared by Stephen Crosby & Associates Pty. Ltd.

Additional supporting documents: -

Site survey drawing prepared by SDG Surveying Services,
Ref 8910 covering the site and adjacent foreshore area.

Marine Habitat Survey prepared by Marine Pollution Research..

Transport for NSW (Maritime) Letter of support with stamped plan.

D.P.I. Fisheries letter of support with stamped plan.

Crown Lands LOC letter.

Bushfire Risk Assessment and Council Certificate prepared by Planning for Bushfire Protection Pty Ltd.

Site: 1 & 3 Douglas Estate McCarrs Creek 2105

The site is located on the north-western shore of McCarrs Creek in Pittwater. The site rises at a steep grade from existing level area behind a seawall following the Mean High Water Mark (MHW by Title). The site is a water access only site with a private residence, with ramp and pontoon, berthing area and enclosed swimming pool.

To the north-east is a residential property lot 1 in DP 882504 with its own jetty.

To the south-west is Ku-Ring-Gai Chase National Park.

A detailed survey plan of waterfront and jetty area has been prepared for the proposal identifying waterfront structures, the existing stone seawall and foreshore features, as well as showing the neighbouring jetty.

Proposal:

The proposed works are construction of a new L-shaped timber jetty with ramp and pontoon, with 4 location piles. The proposal also includes creating a berthing area between the pontoon and existing berthing pile. A concrete boat ramp will be excavated into the reclamation behind the existing seawall, entirely on freehold land.

Details of the proposed skid ramp and berthing area are as follows:

Height of top of jetty	1.66m AHD
Width of jetty	2.4m
Length of ramp	8.2m
Width of ramp	21.4m
Length of berthing area	7.5m
Width of berthing area	5.0m
Length of boat ramp	6.0m
Width of boat ramp	4.0m

The pontoon and berthing area sit over seabed levels below -1.5m AHD as required by the DCP.

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, ramp & pontoon with berthing area will not impede water traffic passing along the north-western shore of McCarrs Creek..

Transport for NSW (Maritime) have assessed the proposal for this site and support the application stating, "there are no navigational concerns regarding the designated proposal" in a letter, with attached stamped plans dated 25th July 2023, submitted with the application.

Ecological considerations:

The proposed short jetty with ramp & pontoon, and berthing area will not adversely affect marine creatures on the seabed or cause blockage of fish passage and NSW Dept. of Primary Industries (Fisheries) have provided a letter of support dated 10th January 2025 for the proposal.

DPI Fisheries states it does not need to be consulted during the DA stage unless there are amendments to the proposal. DPI Fisheries considers the proposal constitutes Integrated Development under s.91 of the EP&A Act 1979 and asks to be notified at the DA stage.

Access and Services:

There is no road access to the site and all jetty materials shall be brought by barge to the site. Rubbish shall be removed from the site by barge and taken to a registered waste disposal area. The site is serviced with electrical power.

Spatial separation:

The proposed jetty, ramp and pontoon, and berthing area do not impact water access to the neighbouring site.

Jetty Construction Materials:

The jetty and ramp shall be constructed with timber piles and hardwood framing and mesh decking similar to others in this area of the Pittwater. All materials shall comply with the BAL 29 Bushfire Rating specified in the Bushfire Risk Assessment.

Construction waste shall be dealt with as set out in the Waste Management Plan supporting this application.

Construction Methods:

Storage areas for building materials shall be on the work barge.

Excavation:

Excavation for the recessed boat ramp shall be dealt with as per the waste management plan..

Solar Access:

The proposed works 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 by barge to Kimbriki Tip or similar facility for sorting and recycling where appropriate.

Storm water:

No stormwater issues shall result from this proposal.

Fences:

No new fences are proposed with this application.

SEPP RESILIENCE & HAZARDS 2021.

The policy applies to this site.

Chapter 2 Development on land in the coastal environment area

2.10(1) The consent authority can be satisfied that the proposed works have been designed, sited and will be managed to avoid adverse impacts upon the relevant matters identified in this section of the policy.

2.11(1)(a) The consent authority can be satisfied that the proposed works have been designed, sited and will be managed to avoid adverse impacts upon the relevant matters identified in this section of the policy, and that the surrounding coastal and built environment has been taken into account with regard to the bulk, scale and size of the proposed development.

2.12 The proposed development is not likely to cause increased risk of coastal hazards on the land or other land.

Chapter 4

4.6(1)(a) The existing site has been used for residential purposes with no known prior uses. Council can be reasonable satisfied that there is no contamination risk, subject to suitable conditions relating to demolition/removal of structural items.

Overall the proposed development is consistent with the relevant provisions of SEPP (Resilience & Hazards).

16 Consent authority to consider.

17 Consent authority

18 N/A

STEPHEN CROSBY