
Planning, Industry
& Environment



Development on foreshore Crown land and waterways



The Crown Lands branch of NSW Department of Planning, Industry and Environment is the agency responsible for the management of Crown land. This includes land below the mean high-water mark. We manage Crown land for the benefit of the people of NSW. Any decisions regarding use of Crown land must be transparent and equitable. If you want to build domestic waterfront structures, you must follow these key steps.



Landowner's Consent

As a first step, you must get the department's written consent, as the landowner, for any proposed development on foreshore Crown land or a waterway.



Planning Consent

Once we have given consent as the landowner, you must get development approval from the local council, which is the planning authority.



Crown Lands Licence

If council grants development consent, you must then apply to the department for a licence to use the Crown land.



Authorisation

It is an offence to commence construction or undertake certain activities on foreshore Crown land or waterway without authority. You cannot begin construction until you have obtained an approved licence.

Managing built structures on our waterways through appropriate licencing ensures that waterways are not overcrowded and appropriate public access to foreshores is maintained.



To find out more, please visit:
dpie.nsw.gov.au/domestic-waterfront
or call **1300 886 235**
