

Natural Environment Referral Response - Riparian

Application Number:	DA2025/1261
Proposed Development:	Alterations and additions to a dwelling house including a tennis court, swimming pool, carport and studio
Date:	07/10/2025
To:	Tess Johansson
Land to be developed (Address):	Lot 415 DP 752017 , 6 Killawarra Road DUFFYS FOREST NSW 2084

Reasons for referral

This application seeks consent for the following:

- All Development Applications on land, and located within 40 metres of land, containing a watercourse, or
- All Development Applications on land containing a wetland, or located within 100m of land containing a wetland,
- All Development Applications on land that is mapped as "DCP Map Waterways and Riparian Land".

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

Officer comments

This application was assessed in consideration of:

- Supplied plans and reports;
- Coastal Management Act 2016;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- Relevant LEP and DCP clauses; and
- Northern Beaches Council Water management for development policy.

This proposal is supported. Details below.

Riparian

The rear of the site is located adjacent to Kierans Creek but the proposed development is situated some distance from the creek. Nevertheless, the proposed development must not significantly impact on the biophysical, hydrological or ecological integrity of Kierans Creek or the quantity and quality of surface and ground water flows that it receives.

Sediment Management

Sediment and erosion controls must be installed prior to any disturbance of soil on site and maintained until all work is complete and groundcover re-established.

Disposal of swimming pool water

The swimming pool must be drained into the sewerage system and must not be drained to the stormwater network.

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:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Installation and Maintenance of Sediment and Erosion Controls

Council proactively regulates construction sites for sediment management.

Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004) prior to commencement of any other works on site.

Erosion and sediment controls are to be adequately maintained and monitored at all times, particularly after periods of rain, and shall remain in proper operation until all development activities have been completed and vegetation cover has been re-established across 70 percent of the site, and the remaining areas have been stabilised with ongoing measures such as jute mesh or matting.

Reason: To protect the receiving environment.