

Natural Environment Referral Response - Flood

Application Number:	DA2025/0745
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	26/06/2025
To:	
Land to be developed (Address):	Lot 20 DP 16212 , 27 Rickard Road NORTH NARRABEEN NSW 2101

Reasons for referral

This application seeks consent for the following:

- All Development Applications on land below the 1 in100 year flood level;
- All Development Applications located on land below the Probable Maximum Flood levels.

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 the construction of a pool and coping on the property. The proposal is assessed against Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater LEP.

The proposal is located within the High Flood Risk and Flood Storage precinct.
The proposed pool is within the 1% AEP extent and built flush with the natural ground level, as is the coping.

Control F1 of the DCP states:

"Fencing, (including pool fencing, boundary fencing, balcony balustrades and accessway balustrades) shall be designed so as not to impede the flow of flood waters and not to increase flood affectation on surrounding land. At least 50% of the fence must be of an open design from the natural ground level up to the 1% AEP flood level. Less than 50% of the perimeter fence would be permitted to be solid. Openings should be a minimum of 75 mm x 75mm."

The proposed feature wall is completely solid and acts as a boundary fence to the pool. This does not comply with the DCP.

The proposal does not comply with Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater LEP.

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.