

Natural Environment Referral Response - Flood

Application Number:	DA2024/1631
Proposed Development:	Construction of a swimming pool
Date:	11/03/2025
To:	Brittany Harrison
Land to be developed (Address):	Lot 54 DP 14682 , 1015 Barrenjoey Road PALM BEACH NSW 2108

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 construction of a swimming pool and associated fencing. 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 Medium Flood risk precinct. The relevant flood characteristics are as follows:

Flood Planning Level: 2.44m AHD

1% AEP Flood Level: 1.94m AHD

1% AEP Hydraulic Category: Flood Fringe

Probable Maximum Flood (PMF) Level: 2.14m AHD

Max PMF Life Hazard Category: H2

Subject to the following conditions, the proposal generally complies with Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater LEP.

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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION
CERTIFICATE**

Pools

All electrical equipment associated with the pool (including pool pumps) is to be waterproofed and/or located at or above the Flood Planning Level of 2.44m AHD.

All chemicals associated with the pool are to be stored at or above the Flood Planning Level of 2.44m AHD.

Pool fencing shall be designed with a minimum of 50% open area from the natural ground level up to the 1% AEP flood level of 1.94m AHD.

Details demonstrating compliance are to be submitted to the Principal Certifier for approval.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.