

04 June 2025

Ref: 250392

## FLOOD COMPLIANCE CERTIFICATE

**PROJECT:** PROPOSED SWIMMING POOL & ASSOCIATED WORKS

**CLIENT:** ICREATE LANDSCAPE & DESIGN

**LOCATION:** 27 Rickard Road, North Narrabeen NSW

**REFERENCES:**

- Icreate Landscape & Design project no. 402025 dated 30/03/2025
- Narrabeen Lagoon Floodplain Risk Management Study prepared by Cardno Dated 1 April 2019
- Pittwater 21 Development Control Plan (DCP)
- Pittwater Local Environmental Plan (LEP) 2014

It is proposed to construct an in-ground swimming pool at the above address. The development is classified as Residential in accordance with the Pittwater 21 DCP.

The subject property is in the suburb of North Narrabeen within the Narrabeen Lagoon Catchment and is subject to the development controls outlined by Northern Beaches Council.

Referencing the Narrabeen Lagoon Floodplain Risk Management Study and online Flood Mapping provided by Northern Beaches Council, we can confirm that construction of the proposed swimming pool and associated works are within a high/medium risk precinct and flood storage hydraulic category for the 1% AEP flood event.

As such any development on the site is subject to the flood related development controls provided in the matrix within the Pittwater 21 DCP Part B3.11: Flood Prone Land.

The requirements provided in the matrix are summarised as below:

- Flood Effects Caused By Development – A1 & A2
- Building Components and Structural Soundness – B2 & B3
- Floor Levels – N/A – Floor levels of existing dwelling to remain
- Car Parking – N/A – To remain as is.
- Emergency Response – N/A – Evacuation and response to remain as is.
- Fencing – F1
- Storage of Goods – G1
- Pools – H1

Table 1: General Controls & Assessment

PLANNING CONSIDERATIONS	REQUIREMENT	ASSESSMENT	COMPLY (YES/NO)
<b>FLOOD EFFECTS CAUSED BY DEVELOPMENT</b>	<p><b>A1.</b> Developments must demonstrate:</p> <ul style="list-style-type: none"> <li>a) There are no adverse impacts on flood levels or velocities caused by the alterations to the flood conveyance; and</li> <li>b) There are no adverse impacts on surrounding properties; and</li> <li>c) It is site minimised exposure to flood hazard</li> </ul> <p><b>A2.</b> Development must not result in a loss of flood storage</p>	<p>In accordance with the Narrabeen Lagoon Floodplain Risk Management Study, the proposed development is categorised as being within a flood storage hydraulic category for the 1% AEP flood event. The swimming pool and deck is proposed to be flush with natural ground level, and it is our understanding the overall flood storage for the site will remain unaffected. Therefore, it is our opinion that the proposed development is not expected to adversely increase flood affectation elsewhere within the flood plain, not result in a loss of flood storage and not affect any existing overland flow paths.</p>	Yes
<b>BUILDING COMPONENTS &amp; STRUCTURAL SOUNDNESS</b>	<p><b>B2.</b> All new development must be designed and constructed to ensure structural integrity up to the flood planning level, taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion.</p> <p><b>B3.</b> All new electrical equipment, power points, wiring must be waterproofed and/or located above the flood planning level.</p>	<p>The proposed pool as depicted on the referenced drawings is below ground and of flood compatible material, meaning it is designed to withstand prolonged immersion in water, as well as additional forces due to floodwater, debris or buoyancy.</p> <p>All electrical equipment, power points &amp; wiring must be waterproofed and installed by a qualified electrician.</p>	Yes
<b>STORAGE OF GOODS</b>	<p>Hazardous or potentially polluting materials shall not be stored below the Flood Planning Level unless adequately protected from floodwater in accordance with industry standards.</p>	<p>Storage of hazardous materials should be stored about the flood planning level.</p>	Yes
<b>FENCING</b>	<p>Fencing shall be designed so as not to impede the flow of flood waters and not to increase flood affectation on surrounding land.</p>	<p>Fencing provided is to be open style allowing the unaffected flow of flood water.</p>	Yes

<b>POOLS</b>	Pools located within the 1% AEP flood extent are to be in-ground with coping flush with natural ground level.	The proposed pool as depicted on the referenced drawings is below ground and flush with the natural ground level.	Yes
--------------	---	---	-----

We therefore certify that the documents submitted as listed above demonstrate that the proposed development complies with the development controls nominated in the Pittwater 21 Development Control Plan Part B3.11: Flood Prone Land.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'NRS', is positioned above the printed name.

Nathan Scarfone B.Eng (Civil)  
Senior Civil Engineer