

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2025/0958
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including a swimming pool
<b>Date:</b>	30/07/2025
<b>To:</b>	Ryan Fehon
<b>Land to be developed (Address):</b>	Lot 34 DP 17768 , 76 Wimbledon Avenue 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 additions to an existing dwelling, including a pool and landscaping.

The proposal is assessed against Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater LEP.

Control C3 of the DCP states:

*"All new development must be designed and constructed so as not to impede the floodway or flood conveyance on the site, as well as ensuring no net loss of flood storage in all events up to the 1% AEP event."*

The Flood Management Report proposes that compensatory works for the flood storage taken up by the proposed pool will be completed by lowering the natural ground level on parts of the property. Whilst calculations are provided for this work in the Flood Management Report, the areas of excavation and their specifications are not depicted in the master set.

The plans should mark the proposed areas for excavation, including the depths in each area and any proposed landscaping to be completed following this excavation.

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.