

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2024/0692
<b>Proposed Development:</b>	Construction of a swimming pool and associated landscape works
<b>Date:</b>	13/06/2024
<b>To:</b>	Olivia Ramage
<b>Land to be developed (Address):</b>	Lot 260 DP 16719 , 46 Gondola 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

The proposal is for the construction of a swimming pool and associated fencing.

The site is within the Medium Risk Flood Precinct. It has the following flood characteristics:

- Flood Planning Level: 3.53m AHD
- 1% AEP Flood Level: 3.03m AHD
- Probable Maximum Flood (PMF) Level: 4.90m AHD
- PMF Life Hazard Category: H2 - H5

Subject to the following conditions, the proposal is compliant 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

The pool's coping is to be at or below the level of 3.00m AHD.

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 3.53m AHD.

All chemicals associated with the pool are to be stored at or above the Flood Planning Level of 3.53m AHD.

Pool fencing shall be open to allow for the unimpeded movement of flood waters. It must be designed with a minimum of 50% open area from the natural ground level up to the 1% AEP flood level of 3.03m 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.