Barrenjoey Consulting Engineers pty ltd
Stormwater Structural Civil
abn 13124694917 acn 124694917

FLOOD INUNDATION & RISK ASSESSMENT REPORT PROPOSED SWIMMING POOL 76 WIMBLEDON AVE NARRABEEEN

Job No 250704
July 2025
Prepared by
Lucas Molloy
MIEAust / CPEng / NER / APEC / Engineer / IntPE(Aus)

CONTENTS

INTRODUCTION

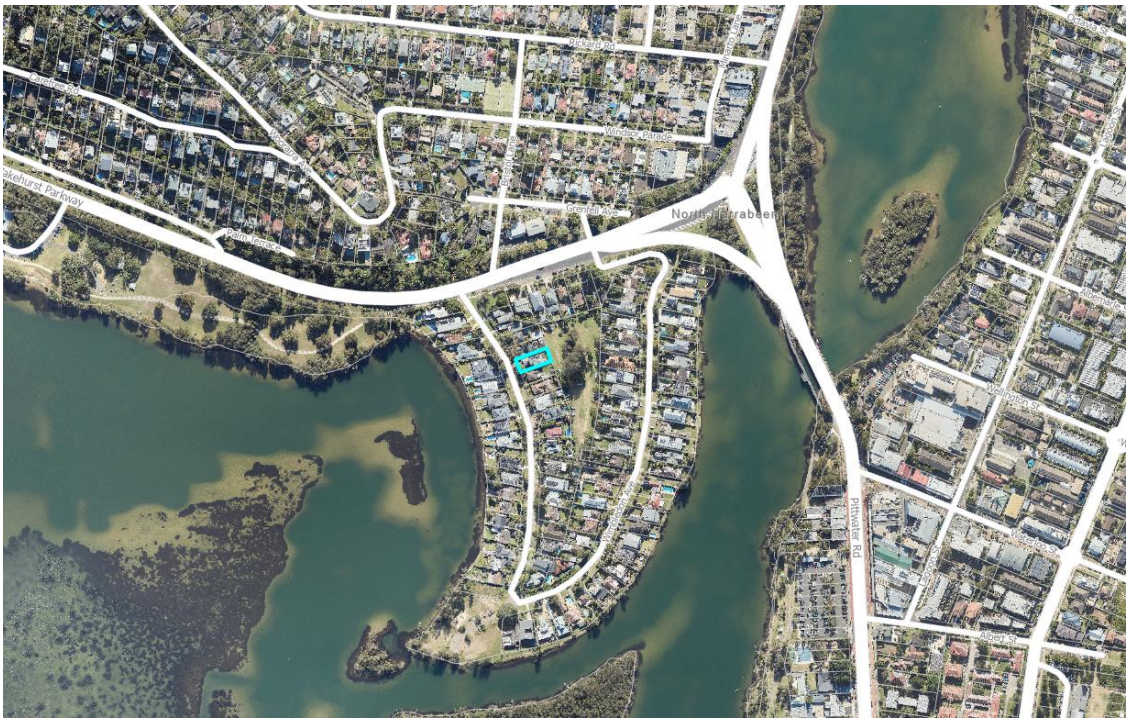
This report has been prepared in support of the proposed Development Application for a plunge pool and decking additions at No 76 Wimbledon Ave Narrabeen in respect to potential flood inundation / impacts and Northern Beaches Councils Water Management for Development Policy Section 10.0 Flood Risk Management and Pittwater 21 DCP Section B3.11 Flood Prone Land. The predicted flooding is associated with the rising of nearby Narrabeen Lagoon during sever storm events.

It is proposed to construct a plunge pool and elevated timber decking as detailed in the architectural plans by *SiteDesign+Studios*, refer Appendix A. The proposed works representing 0.001% of the Narrabeen Lagoon flood plain extents (ie a negligible representation). To meet Councils Policy it is proposed to incorporate compensatory works (removal / lowering of NGLs across all soft /landscaping areas of the site by 75mm, equating to 18.75m^3 of storage) to ensure there will be no adverse impacts on local flood conveyance. Barrenjoey Consulting Engineers p/l inspected the site on 8th July 2025.

The extent of flooding is as summarized in the “Flood Information Request” data as supplied by Northern Beaches Council, refer Appendix D.

For the 1% AEP event the site is classified -

Flood Level	3.05m AHD
Flood Planning Level	3.55m AHD
Flood Hazard	H5
Flood Hydraulic Category	Flood Storage
Flood Risk Precinct	Medium / High
Land Use Group	Residential – Dwelling House



Aerial Image of No 76 Wimbledon Ave Narrabeen
(Northern Beaches Council web site)

Pittwater 21 Development Control Plan »
Section B General Controls »
B3 Hazard Controls »
B3.11 Flood Prone Land

A. FLOOD EFFECTS CAUSED BY DEVELOPMENT

A1	Development shall not be approved unless it can be demonstrated in a Flood Management Report that it has been designed and can be constructed so that in all events up to the 1% AEP event: a) There are no adverse impacts on flood levels or velocities caused by alterations to the flood conveyance; and b) There are no adverse impacts on surrounding properties; and c) It is sited to minimise exposure to flood hazard. Major developments and developments likely to have a significant impact on the PMF flood regime will need to demonstrate that there are no adverse impacts in the Probable Maximum Flood **The proposed compensatory works (removal / lowering of NGLs across all soft /landscaping areas of the site by 75mm, equating to 18.75m^3 of storage) will ensure there will be no adverse impacts on local flood conveyance and thus the above requirements will be achieved.**
A2	Development shall not be approved unless it can be demonstrated in a Flood Management Report that in all events up to the 1% AEP event there is no net loss of flood storage. Consideration may be given for exempting the volume of standard piers from flood storage calculations. If Compensatory Works are proposed to balance the loss of flood storage from the development, the Flood Management Report shall include detailed calculations to demonstrate how this is achieved. **The proposed compensatory works (removal / lowering of NGLs across all soft /landscaping areas of the site by 75mm, equating to 18.75m^3 of storage, equalling the 18.36m^3 representing the pool volume 5.4x3.4x1.0m) will ensure there will be no adverse impacts on local flood conveyance and thus the above requirements will be achieved.**

B. BUILDING COMPONENTS AND STRUCTURAL SOUNDNESS

B1	All buildings shall be designed and constructed as flood compatible buildings in accordance with Reducing Vulnerability of Buildings to Flood Damage: Guidance on Building in Flood Prone Areas, Hawkesbury-Nepean Floodplain Management Steering Committee (2006). **For the proposed pool and deck structure this is achievable using conventional building practices, and to be conditioned within a DA approval**
B2	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. Structural certification shall be provided confirming the above. Where shelter-in-place refuge is to be provided the structural integrity is to be to the Probable Maximum Flood level. Structural certification shall be provided confirming the above. **For the proposed pool and deck structure this is achievable using conventional building practices, and to be conditioned within a DA approval**
B3	All new electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections must be waterproofed and/or located above the Flood Planning Level. All existing electrical equipment and power points located below the Flood Planning Level within the subject structure must have residual current devices installed that turn off all electricity supply to the property when flood waters are detected. **For the proposed pool and deck structure this is achievable using conventional building practices, and to be conditioned within a DA approval**

C. FLOOR LEVELS

C1	New floor levels within the development shall be at or above, the Flood Planning Level. **No new floor levels are proposed within the Development Application**
C2	**na to this development.**
C3	All new development All development structures must be designed and constructed so as not to impede the floodway or flood conveyance on the site, as well as ensuring no loss of flood storage in a 1% AEP Event. For suspended pier/pile footings: a) The underfloor area of the dwelling below the 1% AEP flood level is to be designed and constructed to allow clear passage of floodwaters, taking into account the potential for small openings to block; and b) At least 50% of the perimeter of the underfloor area is of an open design from the natural ground level up to the 1% AEP flood level; and c) No solid areas of the perimeter of the underfloor area would be permitted in a floodway **The proposed compensatory works (removal / lowering of NGLs across all soft /landscaping areas of the site by 75mm, equating to 18.75m^3 of storage) will ensure there will be no adverse impacts on local flood conveyance and thus the above requirements will be achieved.**
C4	A one-off addition or alteration below the Flood Planning Level of less than 30 square metres (in total, including walls) may be considered only where: a) it is an extension to an existing room; and b) the Flood Planning Level is incompatible with the floor levels of the existing room; and c) out of the 30 square metres, not more than 10 square metres is below the 1% AEP flood level.

	This control will not be permitted if this provision has previously been utilised since the making of this Plan. The structure must be floodproofed to the Flood Planning Level, and the Flood Management Report must demonstrate that there is no net loss of flood storage in all events up to the 1% AEP event. **No new habitable areas are proposed within the Development Application**
C5	**na to this development**
C6	Consideration may be given to the retention of an existing floor level below the Flood Planning Level when undertaking a first floor addition provided that: it is not located within a floodway; and the original foundations are sufficient to support the proposed final structure above them. The Flood Management Report must include photos and the structural certification required as per Control B2 must consider whether the existing foundations are adequate or should be replaced; and none of the structural supports/framing of existing external walls of are to be removed unless the building is to be extended in that location; and the ground floor is floodproofed. **No new habitable areas are proposed within the Development Application**
C7	**na to this development**
C8	**na to this development**

D. CAR PARKING

D1	Open carpark areas and carports shall not be located within a floodway. **No open carparks / carport areas are proposed within the Development Application**
D2	The lowest floor level of open carparks and carports shall be constructed no lower than the natural ground levels, unless it can be shown that the carpark or carport is free draining with a grade greater than 1% and that flood depths are not increased. **No open carparks / carport areas are proposed within the Development Application**
D3	Carports must be of open design, with at least 2 sides completely open such that flow is not obstructed up to the 1% AEP flood level. Otherwise it will be considered to be enclosed. When undertaking a like-for-like replacement and the existing garage/carport is located on the street boundary and ramping is infeasible, consideration may be given for dry floodproofing up to the 1% AEP flood level **No open Carports areas are proposed within the Development Application**
D4	Where there is more than 300mm depth of flooding in a car park or carport during a 1% AEP flood event, vehicle barriers or restraints are to be provided to prevent floating vehicles leaving the site. Protection must be provided for all events up to the 1% AEP flood event **No open carparks / carport areas are proposed within the Development Application**
D5	Enclosed Garages must be located at or above the 1% AEP level **No enclosed garages are proposed within the Development Application**
D6	All enclosed car parks (including basement carparks) must be protected from inundation up to the Flood Planning Level. All access, ventilation, driveway crests and any other potential water entry points to any enclosed car parking shall be above the Flood Planning Level. Where a driveway is required to be raised it must be demonstrated that there is no net loss to available flood storage in any event up to the 1% AEP flood event and no impact on flood conveyance through the site. Council will not accept any options that rely on electrical, mechanical or manual exclusion of the floodwaters from entering the enclosed carpark

	No enclosed enclosed car parks are proposed within the Development Application
D7	**na to this development**

E. FLOOD EMERGENCY RESPONSE

E1	If the property is affected by a Flood Life Hazard Category of H3 or higher, then Control E1 applies and a Flood Emergency Assessment must be included in the Flood Management Report. If the property is affected by a Flood Life Hazard Category of H6, then development is not permitted unless it can be demonstrated to the satisfaction of the consent authority that the risk level on the property is or can be reduced to a level below H6 or its equivalent. If the property is flood affected but the Flood Life Hazard Category has not been mapped by Council, then calculations for its determination must be shown in the Flood Management Report, in accordance with the "Technical Flood Risk Management Guideline: Flood Hazard", Australian Institute for Disaster Resilience (2012). Where flood-free evacuation above the Probable Maximum Flood level is not possible, new development must provide a shelter-in-place refuge where: a) The floor level is at or above the Probable Maximum Flood level; and b) The floor space provides at least $2m^2$ per person where the flood duration is long (6 or more hours) in the Probable Maximum Flood event, or $1m^2$ per person for less than 6 hours; c) It is intrinsically accessible to all people on the site, plainly evident, and self-directing, with sufficient capacity of access routes for all occupants without reliance on an elevator; and d) It must contain as a minimum: sufficient clean water for all occupants; portable radio with spare batteries; torch with spare batteries; and a first aid kit. Class 10 classified buildings and structures (as defined in the Building Codes of Australia) are excluded from this control. In the case of change of use or internal alterations to an existing building, a variation to this control may be considered if justified appropriately by a suitably qualified professional. Note that in the event of a flood, occupants would be required to evacuate if ordered by Emergency Services personnel regardless of the availability of a shelter-in-place refuge. **It is our opinion that the proposed plunge pool and elevated timber decking is defined as a Class 10 classified structures (as defined in the Building Codes of Australia) and are therefore excluded from this control (as per above).**
E2	**na to this development**
E3	**na to this development**

F. FENCING

F1	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. **No Fencing is proposed within the 1% AEP event extents, noting the new pool fencing is elevated above this level.**

G. STORAGE OF GOODS

G1	Hazardous or potentially polluting materials shall not be stored below the Flood Planning Level unless adequately protected from floodwaters in accordance with industry standards. **Measures to store hazardous or potentially polluting materials are to be incorporated into the works and may be achieved using conventional building practices and to be conditioned within a DA approval.**

H. POOLS

H1	Pools located within the 1% AEP flood extent are to be in-ground, with coping flush with natural ground level. Where it is not possible to have pool coping flush with natural ground level, it must be demonstrated that the development will result in no net loss of flood storage and no impact on flood conveyance on or from the site. **The proposed compensatory works (removal / lowering of NGLs across all soft /landscaping areas of the site by 75mm, equating to 18.75m^3 of storage, equalling the 18.36m^3 representing the pool volume 5.4x3.4x1.0m) will ensure there will be no adverse impacts on local flood conveyance and thus the above requirements will be achieved.** All electrical equipment associated with the pool (including pool pumps) is to be waterproofed and/or located at or above the Flood Planning Level. **Achievable using conventional building practices, and to be conditioned within a DA approval** All chemicals associated with the pool are to be stored at or above the Flood Planning Level. **Achievable using conventional building practices, and to be conditioned within a DA approval**

FLOOD EMERGENCY RISK ASSESSMENT

A flood risk assessment of the DA works was carried out for the 1% AEP and PMF event adopting the following

- Likehood of the hazard occurring
  - Almost Certain 1:10
  - Likely 1:100
  - Possible 1:1000
  - Unlikely 1:10000

- Consequence of the hazard to persons and property
  - Insignificant no injury / $ 0 - low
  - Minor first aid injury / $ low - medium
  - Moderate medical treatment required / $ medium – high
  - Major serious injuries / $ major
  - Catastrophic death / $ major ++

	Insignificant	Minor	Moderate	Major	Catastrophic
Almost Certain					
Likely (1%)					
Possible					
Unlikely (PMF)					

Legend

Low - acceptable
Moderate – tolerable
Sever – unacceptable

This assessment is relevant to the Development Application works only -

1 Risk to persons -
1% event – moderate injuries possible therefore moderate / tolerable risk assessment
PMF event – catastrophic therefore moderate / tolerable risk assessment
2 Risk to structures -
1% event – insignificant therefore low /acceptable risk assessment
PMF event – major damage to structures therefore moderate / tolerable risk assessment
3 Risk to vehicles (note - na to this development) -
1% event – na
PMF event – na
4 Risk to services -
1% event – moderate damage therefore moderate / tolerable risk assessment
PMF event – major damage therefore moderate / tolerable risk assessment

SUMMARY

Assessment of Impacts Compliance Table

	Compliance		
	Not Applicable	Yes	No
A Flood effects caused by Development	-	X	-
B Building Components & Structural	-	X	-
C Floor Levels	-	X	-
D Car Parking	X	-	-
E Flood Emergency Response	X	-	-
F Fencing	-	X	-
G Storage of Goods	-	X	-
H Pools	-	X	-

The proposed works if carried out in accordance with recommendations within this *Flood Inundation & Risk Assessment Report* by Barrenjoey Consulting dated July 2025 will satisfy the intent of Northern Beaches Councils Water Management for Development Policy Section 10.0 Flood Risk Management and the Pittwater 21 DCP Section B3.11 Flood Prone Land. Noting the following measures are to be implemented into the works –

- **The proposed compensatory works (removal / lowering of NGLs across all soft /landscaping areas of the site by 75mm, equating to 18.75m^3 of storage, equalling the 18.36m^3 representing the pool volume 5.4x3.4x1.0m) will ensure there will be no adverse impacts on local flood conveyance.**
- **All occupants are to be informed of the sites flooding potential / impact and available warning services (ie : Councils *Floodwatch*, SES services etc), safe evacuation route/s and requirements for goods / valuables storage etc.**
- **All of the developments relevant design and construction group are to ensure adherence to - *Reducing Vulnerability of Buildings to Flood Damage: Guidance on Building in Flood Prone Areas, Hawkesbury-Nepean Floodplain Management Steering Committee (2006).***

It is to be noted that, due to the many complex factors that can affect a site, the subjective nature of a risk analysis, and the imprecise nature of the science of flood analysis, the risk of persons being injured, to life and property cannot be completely removed. The recommendations within this Report do not remove the risk associated with the predicted flooding event, though lower those risks to an acceptable level reasonably anticipated by the community in everyday life.

Regards
BARRENJOEY CONSULTING ENGINEERS pty ltd

Per
Lucas Molloy (Director)
MIEAust / CPEng / NER /
APEC / Engineer / IntPE(Aus)

Appendix A

Architectural Plans

Site Design Studios

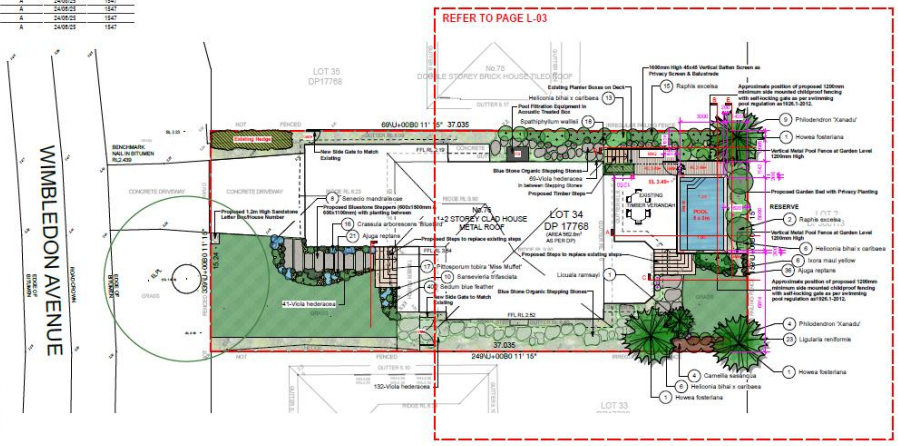
DA Pool Plans

76 WIMBLEDON AVE, NORTH NARRABEEN NSW 2101

Drawing List

Sheet No.	Sheet Name	Sheet Size	Rev. No.	Rev. Date	Project No.
L-01	SITE PLANS	ISO A3	A	24/06/25	1547
L-02	LANDSCAPE RATIOS	ISO A3	A	24/06/25	1547
L-03	REAR YARD PLAN	ISO A3	A	24/06/25	1547
L-04	SECTION A	ISO A3	A	24/06/25	1547
L-05	SECTION B	ISO A3	A	24/06/25	1547
L-06	WEST ELEVATION C	ISO A3	A	24/06/25	1547
L-07	EAST ELEVATION D	ISO A3	A	24/06/25	1547
L-08	SOUTH ELEVATION E	ISO A3	A	24/06/25	1547
L-09	FRONT STAIRS ELEVATION F	ISO A3	A	24/06/25	1547
L-10	MATERIALS IMAGE	ISO A3	A	24/06/25	1547
L-11	PLANTING IMAGES & SCHEDULE	ISO A3	A	24/06/25	1547
L-12	POOL FENCING NOTES	ISO A3	A	24/06/25	1547
L-13	SEDIMENT, EROSION & WASTE MANAGEMENT PLAN	ISO A3	A	24/06/25	1547

EXISTING TREES TO BE RETAINED



LEGEND

- LANDSCAPE AREAS
- PROPOSED POOL
- PROPOSED POOL COPING
- AS SELECTED DECK

All building work must be carried out in compliance with the National Construction Code (NCC)

Building Work - Compliance with the Building Code of Australia
All building work must be carried out in compliance with the provisions of the Building Code of Australia.

DIAL BEFORE YOU DIG www.1100.com.au

0 2.5 5 7.5 10 12.5m
1:250 @ A3

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Project	Proposed Swimming Pool
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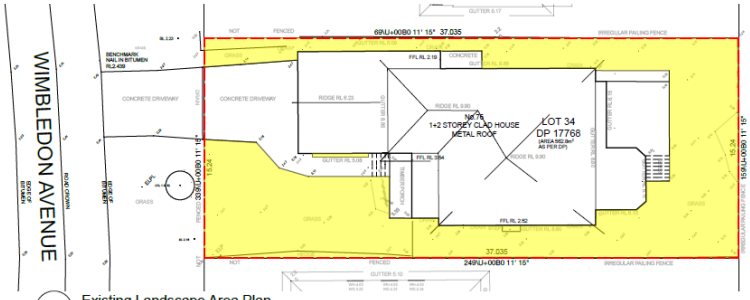

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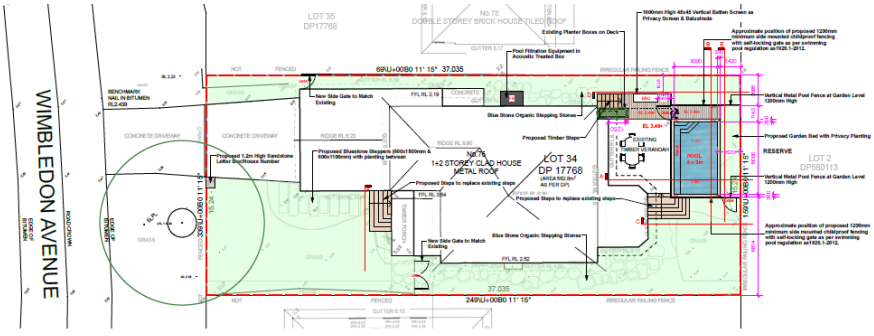

2 Proposed Landscape Area Plan
Scale: 1:200

SITE CALCULATIONS

SITE AREA OF BLOCK = 562.8 sqm

Existing Soft Landscape Area = 263 sqm
or 46.73% of Site Area

Proposed Soft Landscape Area = 245 sqm
or 43.53% of Site Area

Pool Water Volume = Approx. 19.5 KL.

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Drawing No.	1547

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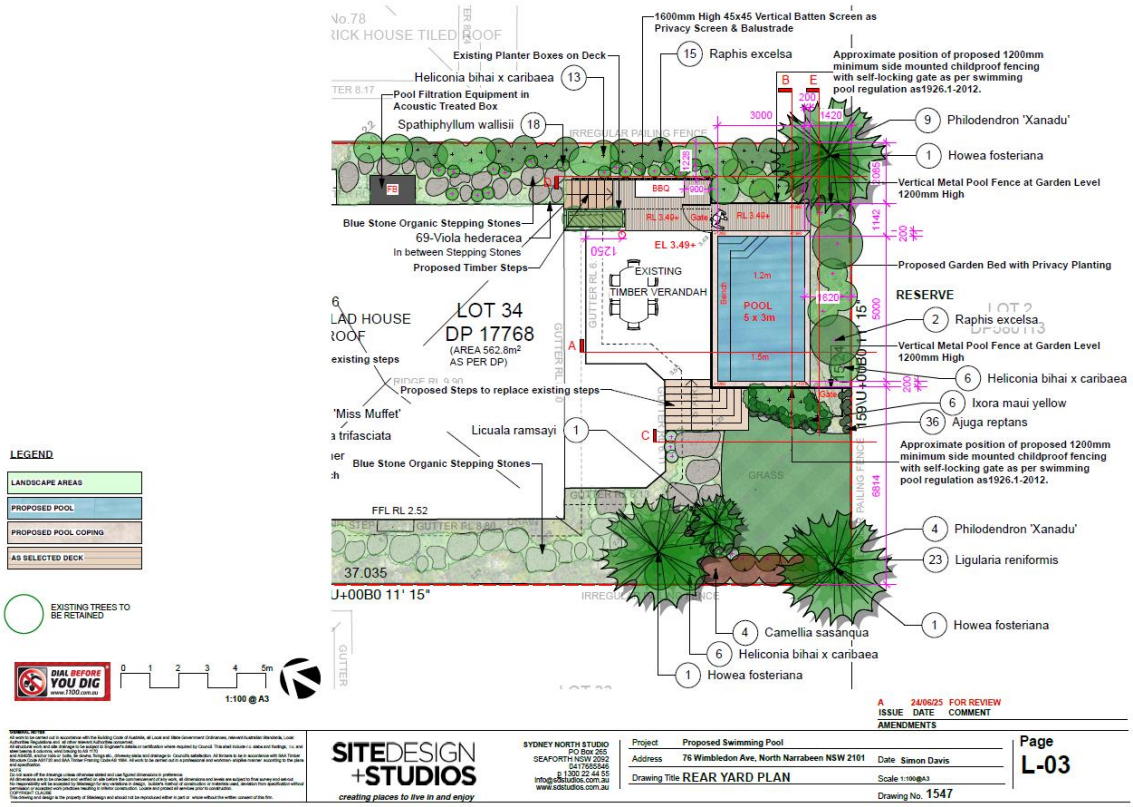

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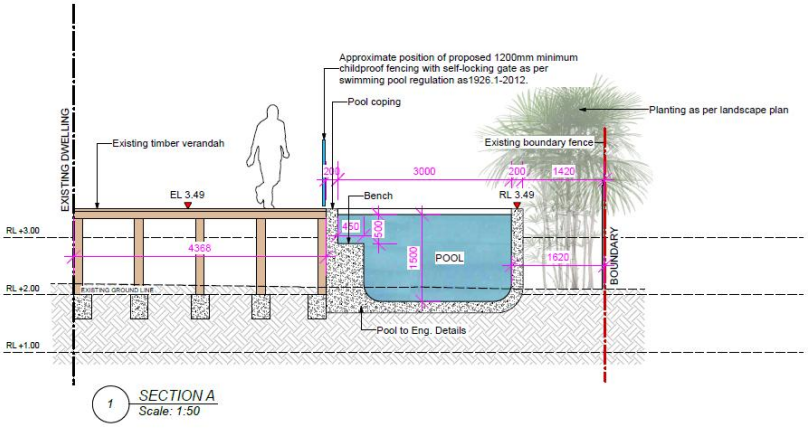

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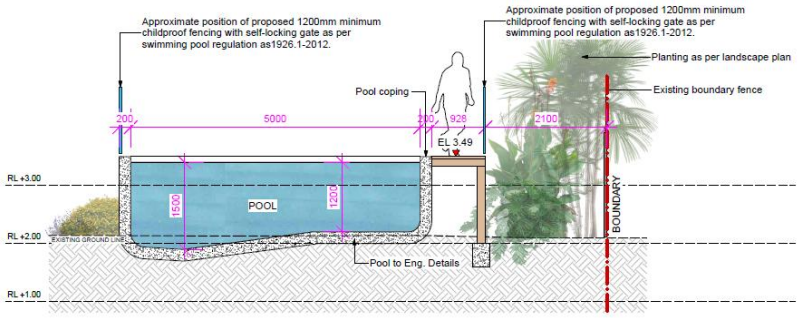

2 SECTION B
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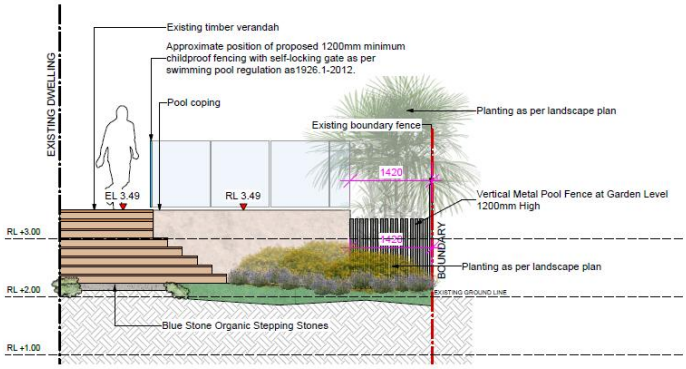

3 ELEVATION C
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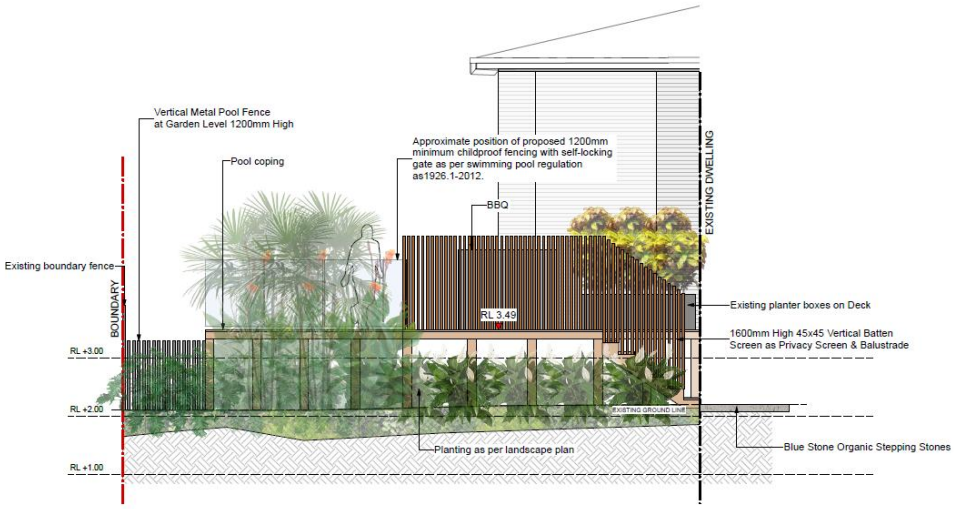

1 ELEVATION D
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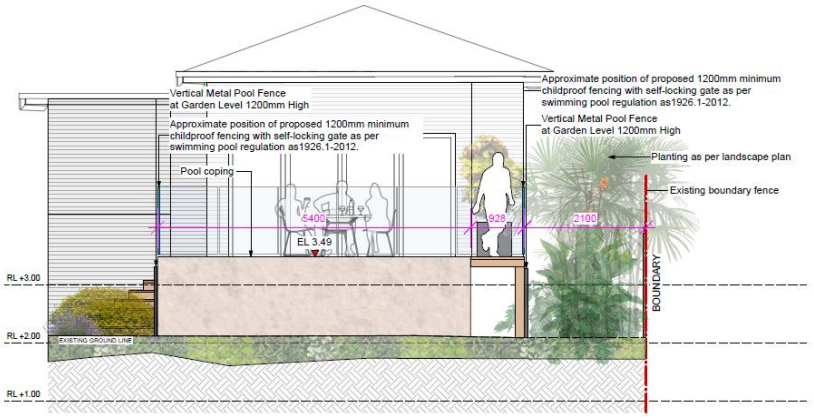

2 ELEVATION E
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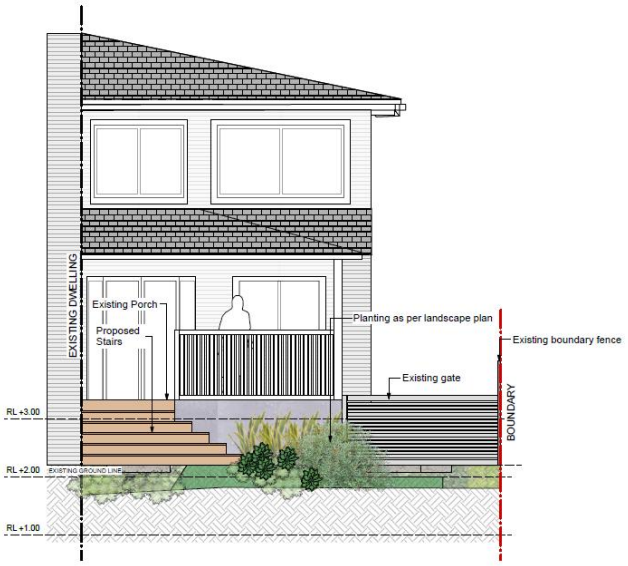

1 ELEVATION F
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Drawing No. 1547

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Crema Vialle Limestone
for Pool Coping
www.sareenstone.com.au

Smoked Oak Millboard Decking

1200mm High Vertical Metal
Pool Fence

Outdoor Shower

PROPOSED 1200mm MINIMUM HIGH
CHILDPROOF POOL FENCING

Blue Stone Organic
Stepping Stones

1600mm High 45x45 Vertical Batten
Screen as Privacy Screen & balustrade

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Project Proposed Swimming Pool
Address 76 Wimbledon Ave, North Narrabeen NSW 2101
Drawing Title MATERIALS IMAGE
Date Simon Davis
Scale N.T.S@A3
Drawing No. 1547

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Plant List						
ID	Qty	Common Name	Botanical Name	Scheduled Size	Mature Height	Mature Spread
HFost	3	Kentia Palm	Howea fosteriana	45L	5 - 10m	3.5 - 6m
Lic-ram	1	Grand Licuala Palm	Licuala ramsayi	45L	1.8-3 m	1-2.5 m
Shrubs						
Cam-sas	4	Sasanqua Camellia	Camellia sasanqua	300mm	1.8m Hedge	1m Hedge
Cra-arb	16	'Blue Bird'	Crassula arborescens 'Bluebird'	150mm	0.35m	0.3 - 0.6m
Untitled ID-	25	Heliconia Hot Rio Night	Heliconia bihai x caribaea	200mm	3m	0.9 - 1.2m
Ixora	6	Flame of the Woods	Ixora maui yellow	200mm	0.7m	0.7m
Lig-ren	23	Tractor Seat Plant	Ligularia reniformis	200mm	500mm	600mm
Phi-xan	13	Winterborn Philodendron	Philodendron 'Xanadu'	200mm	0.9 - 1.5m	0.9 - 1.2m
Pit-tob-mm	17	Australian laurel	Pittosporum tobira 'Miss Muffet'	200mm	0.7m	0.7m
rap-exc	17	Lady Palm	Raphis excelsa	300mm	3 - 5m	2.0 - 3.5m
San-tri	10	snake plant	Sansevieria trifasciata	150mm	0.45 - 0.6m	0.0 - 0.3m
Spa-sp	18	Peace Lily	Spathiphyllum wallisii	150mm	0.45 - 0.6m	0.3 - 0.6m
Aju-rep	57	Bugle, Wild Mint	Ajuga reptans	150mm	0.15m	0.5m
Sed blufe	40	Sedum blue feather	Sedum blue feather	150mm	0.25m	0.2 m
sen-ma	8	Blue Chalk Sticks	Senecio mandraliscae	150mm	0.15m	0.5m
vio-he	342	Native Violet	Viola hederacea	150mm	0.2m	0.6m
Total	600					

Howea forsteriana Kentia palm — *Licuala ramsaya* Qld Fan Palm

Camellia sasanqua Camellia — *Crassula arborescens* 'Blue Bird' — *Heliconia bihai x caribaea* Heliconia hot rio night — *Flame of the Woods* Ixora maui yellow — *Ligularia reniformis* Tractor Seat Plant — *Philodendron xanadu* Winterborn philodendron — *Pittosporum tobira* 'Miss Muffet' — *Raphis excelsa* Lady Palm

Sansevieria trifasciata Snake plant — *Spathiphyllum wallisii* Peace Lilly — *Ajuga reptans* Carpet Bugle — *Sedum 'Blue Feather'* — *Senecio mandraliscae* Blue Chalk Stick — *Viola hederacea* Native Violet

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Project Proposed Swimming Pool
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Date Simon Davis
Drawing Title PLANTING IMAGES & SCHEDULE
Scale N.T.S@A3
Drawing No. 1547

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POOL FENCING NOTES

THE CHILD-RESISTANT BARRIER REQUIREMENTS, IN GENERAL, ARE:
- MINIMUM HEIGHT 1200 MM (MEASURED OUTSIDE POOL AREA)
- MINIMUM 900 MM SEPARATION BETWEEN THE UPPER AND LOWER HORIZONTAL COMPONENTS TO MAINTAIN A NON-CLIMBABLE ZONE (NCZ 1)
- MAXIMUM 100 MM GAP UNDER THE FENCE
- MAXIMUM 100 MM GAP IN BARRIER COMPONENTS, ALLOWING FOR ANY EX IN THE COMPONENT MATERIAL
- NON-CLIMBABLE ZONE EXTENDS FROM THE BARRIER 300 MM INTO POOL AREA (NCZ 4) AND 900 MM OUTSIDE POOL AREA (NCZ 2 AND 3)
- STEPS, RETAINING WALL, OBJECTS OR LEVEL CHANGES ARE TO BE 500 MM FROM THE BARRIER
- LANDSCAPING, ASSOCIATED LIGHTING AND OTHER XTURES OR FURNITURE ARE NOT TO INTRUDE INTO THE NON-CLIMBABLE ZONE
- BOUNDARY FENCE TO BE 1800 MM IN HEIGHT WITH A NON CLIMBABLE ZONE OF 900MM MEASURE FROM THE TOP OF THE FENCE

Pool Gates - Self Closing & Latching Devices

Australian Standard AS 1926.
1) Stipulates that Gates shall be hung so that they ONLY swing outwards. i.e. away from the pool area.
2) All gates must be fitted with a **Self-Closing Device** that will return the gate to a closed position from any position without the use of manual force.
3) All Gates must be fitted with a **Latching Device** that will automatically operate on the closing of the gate and prevent the gate from being reopened without being manually released.

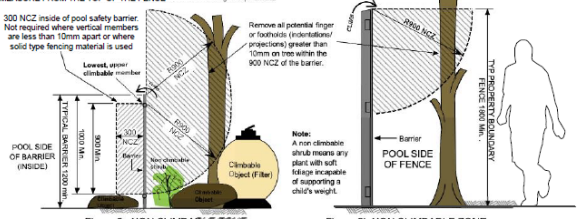

Figure 2a NON CLIMBABLE ZONE TYPICAL SAFETY BARRIER

Figure 2b NON CLIMBABLE ZONE PROPERTY BOUNDARY FENCE

Landscaping, associated lighting and any other fixtures or furniture are NOT to intrude into the non-climbable zone.

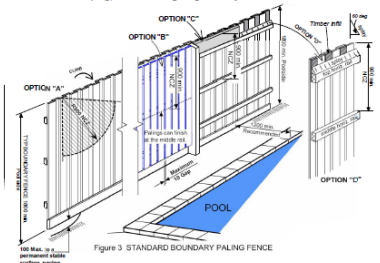

Figure 3 STANDARD BOUNDARY PALING FENCE

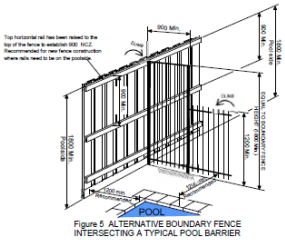

Figure 5 ALTERNATIVE BOUNDARY FENCE INTERSECTING A TYPICAL POOL BARRIER

Swimming Pools (including Spas)

To minimise the impact of the swimming pool on the amenity of adjoining properties and to ensure safety.

Design

The design of the swimming pool, surrounding landscaping, fencing and associated equipment must comply with the following requirements:

i) The Swimming Pools Act & Regulations.

ii) Australian Standard 1926 Swimming Pool Safety as prescribed under the Building Code of Australia.

iii) The pump and associated equipment must be sound insulated and/or isolated so that the noise emitted does not exceed an LAeq (15min) of not more than 5 dB(A) above the background level in any octave band from 31.5Hz to 8KHz centre frequencies inclusive at the boundary of the site.

Note:
The measurement of sound must be carried out in accordance with Australian Standard 1055.1.
Landscaping and ancillary structures must not intrude into the child- resistant barrier Non-Climbable Zone.
Only structures associated with the pool may be located within the pool area. Clothes lines, barbeque, sheds, entertainment structure, outside toilets or any other non pool-related structures are not permitted within the pool area.

Before Construction

Details of all child-resistant barriers (existing and proposed) and landscaping to be utilised to comply with the requirements of the Swimming Pools Act and Regulations applicable at the time must be shown on the Construction Certificate plans.

During Works

The swimming pool excavation and/or swimming pool must be provided with a suitable barrier to prevent a risk of falling into the excavation or pool at all times throughout the construction phase.

Ongoing

i) The pump and associated equipment must be maintained and operated in accordance with the noise levels described above.
ii) The child resistant barrier must be maintained in accordance with the Australian Standard as described above.
iii) The landscaping within the child resistant barrier shall be maintained so that there is a non-climbable zone measured within a 900mm radius from the top of the child resistant barrier.

CPR Sign

The Swimming Pools Regulation 2008 requires all pool owners to have a CPR Sign situated in a prominent position in the immediate vicinity of the pool. All signs need to be of a size which allows it to be read from a distance of 3 metres.

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Address 76 Wimbledon Ave, North Narrabeen NSW 2101
Date Simon Davis
Drawing Title POOL FENCING NOTES
Scale N.T.S@A3
Drawing No. 1547

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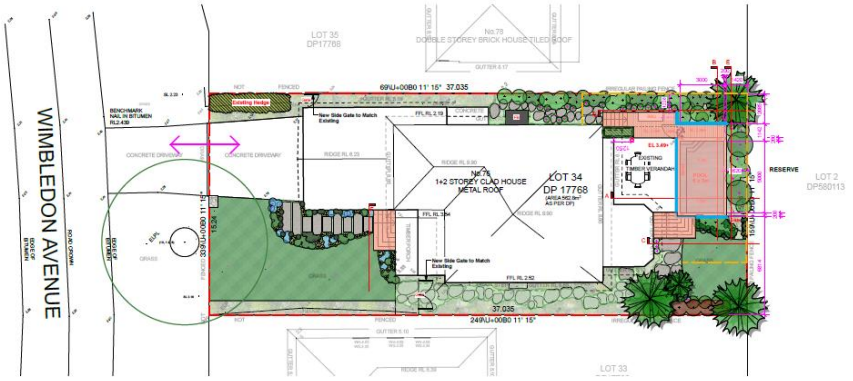
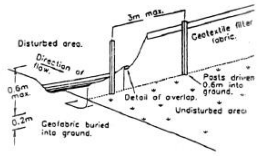


SOIL & WATER MANAGEMENT NOTES

1. WHEREVER POSSIBLE, EXISTING VEGETATION & GRASS COVER IS TO BE LEFT UNDISTURBED.
2. REMOVAL OR DISTURBANCE OF VEGETATION & TOP SOIL SHALL BE CONFINED TO WITHIN 3m OF THE APPROVED BUILDING AREA.
3. TEMPORARY SILT FENCE (AS SHOWN) TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
4. AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD, AND PARTICULAR AFTER STORM EVENTS.

WASTE MANAGEMENT NOTES

1. ALL WASTE MATERIALS AREA TO BE REMOVED FROM SITE OR STOCKPILED WITHIN THE SITE PRIOR TO REMOVAL.
2. ALL CONSTRUCTION MATERIALS & SITE SHEDS ARE TO BE KEPT WITHIN THE SITE AT ALL TIMES.



Sediment Fence

DIAL BEFORE YOU DIG www.1100.com.au

0 2.5 5 7.5 10 12.5m
1:250 @ A3

AREA OF WORKS
TEMPORARY POOL SAFE FENCE
SILT FENCE LOCATION
GOOD ACCESS

ISSUE	DATE	COMMENT
A	24/06/25	FOR REVIEW

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Project	Proposed Swimming Pool
Address	76 Wimbledon Ave, North Narrabeen NSW 2101
Drawing Title	SEDIMENT, EROSION & WASTE MANAGEMENT PLAN
Date	Simon Davis
Scale	N.T.S@A3
Drawing No.	1547

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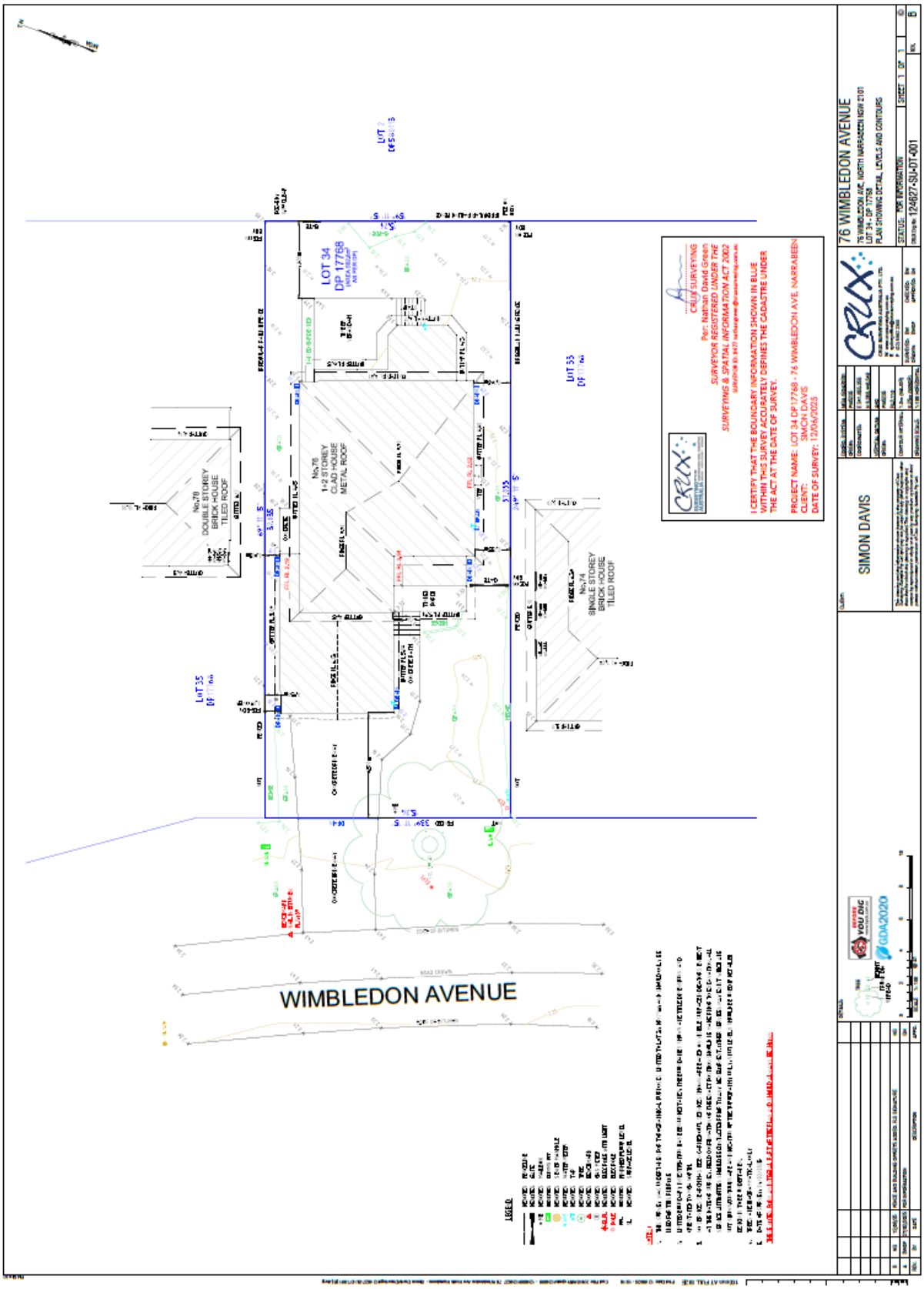
Appendix B

Site Survey

***CRUX* Surveyors**


LOT 34
DP 17768
No.78
DOUBLE STOREY
BRICK HOUSE
TILED ROOF
No.76
1-2 STOREY
CLAD HOUSE
METAL ROOF
No.74
SINGLE STOREY
BRICK HOUSE
TILED ROOF
LOT 35
DP 17768
WIMBLEDON AVENUE
76 WIMBLEDON AVENUE
SIMON DAVIS
I CERTIFY THAT THE BOUNDARY INFORMATION SHOWN IN BLUE WITHIN THIS SURVEY ACCURATELY DEFINES THE CADASTRE UNDER THE ACT AT THE DATE OF SURVEY.
PROJECT NAME: LOT 34 DP 17768 - 76 WIMBLEDON AVE, NARRABEEN
CLIENT: SIMON DAVIS
DATE OF SURVEY: 12/05/2023

Appendix C

Flood Information Request – Comprehensive
Northern Beaches Council

northern beaches council

COMPREHENSIVE FLOOD INFORMATION REPORT

Property: 76 Wimbledon Avenue NORTH NARRABEEN NSW 2101
Lot DP: Lot 34 DP 17768
Issue Date: 08/07/2025
Flood Study Reference: Narrabeen Lagoon Flood Study 2013, BMT WBM, Ingleside, Elanora and Warriewood Overland Flow Flood Study 2019, WMAwater

Flood Information[1]:

Map A - Flood Risk Precincts
Maximum Flood Planning Level (FPL)[2, 3, 4]: 3.55 m AHD

Map B - 1% AEP Flood & Key Points
1% AEP Maximum Water Level[2, 3]: 3.05 m AHD
1% AEP Maximum Depth from natural ground level[3]: 1.08 m
1% AEP Maximum Velocity: 0.38 m/s

Map C - 1% AEP Hydraulic Categorisation
1% AEP Hydraulic Categorisation: Flood Storage

Map D - Probable Maximum Flood
PMF Maximum Water Level (PMF)[4]: 4.98 m AHD
PMF Maximum Depth from natural ground level: 3.00 m
PMF Maximum Velocity: 0.84 m/s

Map E - Flooding with Climate Change
1% AEP Maximum Water Level with Climate change[3]: 3.91 m AHD
1% AEP Maximum Depth with Climate Change[3]: 1.94 m

Map F - Flood Life Hazard Category in PMF
H5

Map G - Indicative Ground Surface Spot Heights

(1) The provided flood information does not account for any local overland flow issues nor private stormwater drainage systems.
(2) Overland flow/mainstream water levels may vary across a sloping site, resulting in variable minimum floor/ flood planning levels across the site. The maximum Flood Planning Level may be in a different location to the maximum 1% AEP flood level.
(3) Intensification of development in the former Pittwater LGA requires the consideration of climate change impacts which may result in higher minimum floor levels.
(4) Vulnerable/critical developments require higher minimum floor levels using the higher of the PMF or FPL

Notes

General

- All levels are based on Australian Height Datum (AHD) unless otherwise noted.
- This is currently the best available information on flooding; it may be subject to change in the future.
- Council recommends that you obtain a detailed survey of the above property and surrounds to AHD by a registered surveyor to determine any features that may influence the predicted extent or frequency of flooding. It is recommended you compare the flood level to the ground and floor levels to determine the level of risk the property may experience should flooding occur.
- Development approval is dependent on a range of issues, including compliance with all relevant provisions of Northern Beaches Council's Local Environmental Plans and Development Control Plans.
- Please note that the information contained within this letter is general advice only as a detail survey of the property as well as other information is not available. Council recommends that you engage a suitably experienced consultant to provide site specific flooding advice prior to making any decisions relating to the purchase or development of this property.
- The Flood Studies on which Council's flood information is based are available on Council's online Flood Study Reports webpage.
- If the FPL is higher than the PMF level, then the FPL should still be used as the FPL, as it includes freeboard which the PMF does not.
- If the property is affected by an Estuarine Planning Level (EPL) which is higher than the FPL, then the EPL should be used as the FPL.
- Areas affected by an EPL in the former Pittwater LGA are mapped on Council's online Estuarine Hazard Map. Note that areas in the former Manly LGA affected by an EPL have been identified and will be soon added to this map.
- Council's drainage infrastructure is mapped on Council's Stormwater Map. Note that locations are indicative only and may not be exactly as shown.

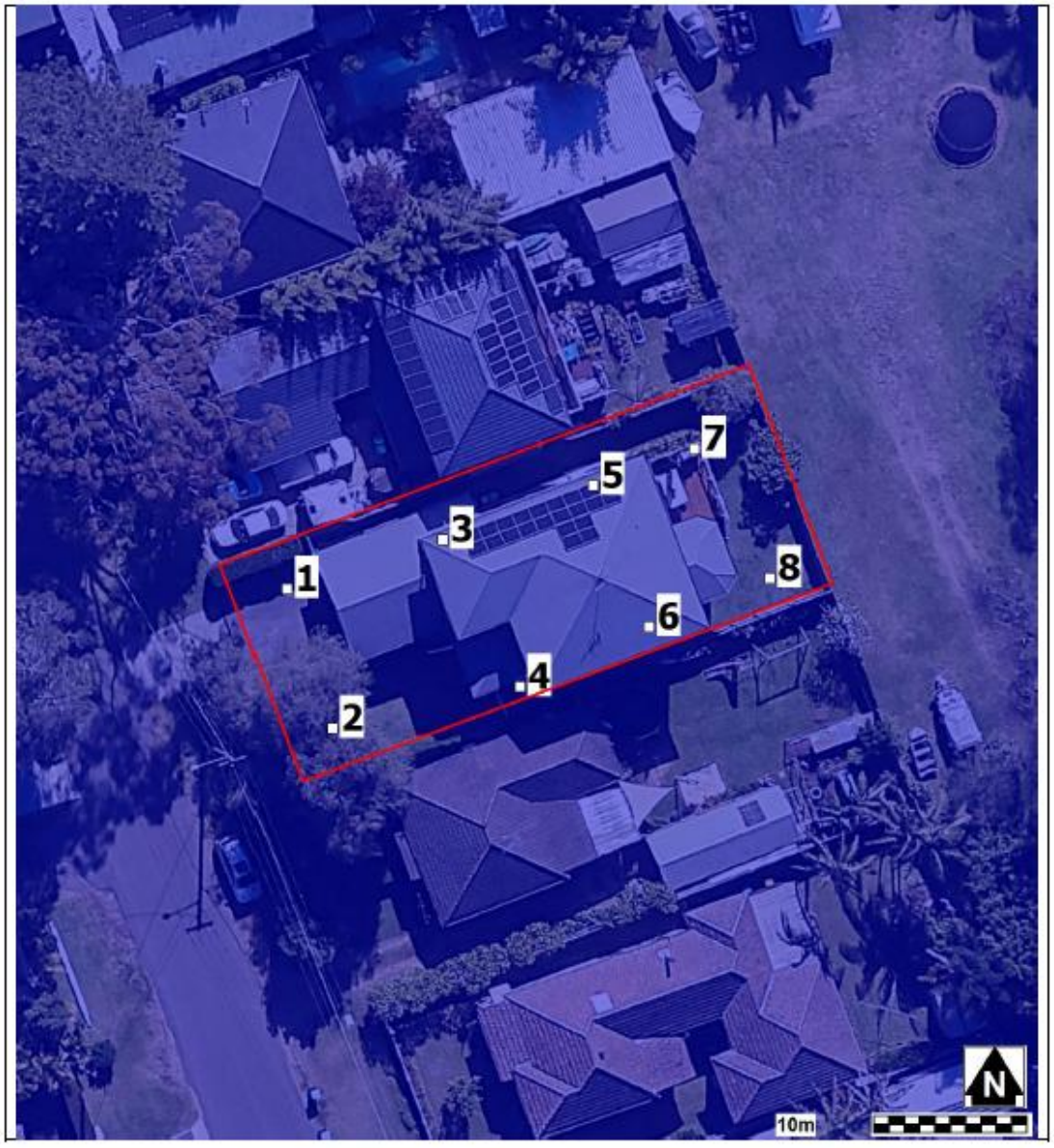
MAP A: FLOOD RISK PRECINCTS

Notes:

- **Low Flood Risk precinct** means all flood prone land not identified within the High or Medium flood risk precincts.
- **Medium Flood Risk precinct** means all flood prone land that is (a) within the 1% AEP Flood Planning Area; and (b) is not within the high flood risk precinct.
- **High Flood Risk precinct** means all flood prone land (a) within the 1% AEP Flood Planning Area; and (b) is either subject to a high hydraulic hazard, within the floodway or subject to significant evacuation difficulties (H5 or H6 Life Hazard Classification).
- The **Flood Planning Area** extent is equivalent to the Medium Flood Risk Precinct extent and includes the High Flood Risk Precinct within it. The mapped extent represents the 1% annual Exceedance Probability (AEP) flood event + freeboard.
- None of these mapped extents include climate change.
- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Narrabeen Lagoon Flood Study 2013, BMT WBM, Ingleside, Elanora and Warriewood Overland Flow Flood Study 2019, WMAwater) and aerial photography (Source: NearMap 2014) are indicative only.

Issue Date: 08/07/2025 Page 3 of 13

MAP B: FLOODING - 1% AEP EXTENT & KEY POINTS



Notes:

- Extent represents the 1% Annual Exceedance Probability (AEP) flood event.
- Flood events exceeding the 1% AEP can occur on this site.
- Extent does not include climate change.
- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Narrabeen Lagoon Flood Study 2013, BMT WBM, Ingleside, Elanora and Warriewood Overland Flow Flood Study 2019, WMAwater) and aerial photography (Source Near Map 2014) are indicative only.

Issue Date: 08/07/2025

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Flood Levels

ID	5% AEP Max WL (m AHD)	5% AEP Max Depth (m)	1% AEP Max WL (m AHD)	1% AEP Max Depth (m)	1% AEP Max Velocity (m/s)	Flood Planning Level (m)	PMF Max WL (m AHD)	PMF Max Depth (m)	PMF Max Velocity (m/s)
1	2.71	0.53	3.05	0.87	0.13	3.55	4.97	2.79	0.31
2	2.71	0.48	3.05	0.82	0.21	3.55	4.97	2.75	0.43
3	2.71	0.57	3.05	0.91	0.08	3.55	4.97	2.83	0.27
4	2.71	0.55	3.05	0.89	0.16	3.55	4.97	2.81	0.36
5	2.71	0.60	3.05	0.94	0.06	3.55	4.96	2.86	0.18
6	2.71	0.49	3.05	0.83	0.12	3.55	4.97	2.75	0.37
7	2.71	0.64	3.05	0.98	0.05	3.55	4.96	2.90	0.26
8	2.71	0.54	3.05	0.88	0.22	3.55	4.96	2.79	0.61

Climate Change Flood Levels (30% Rainfall intensity and 0.9m Sea Level Rise)

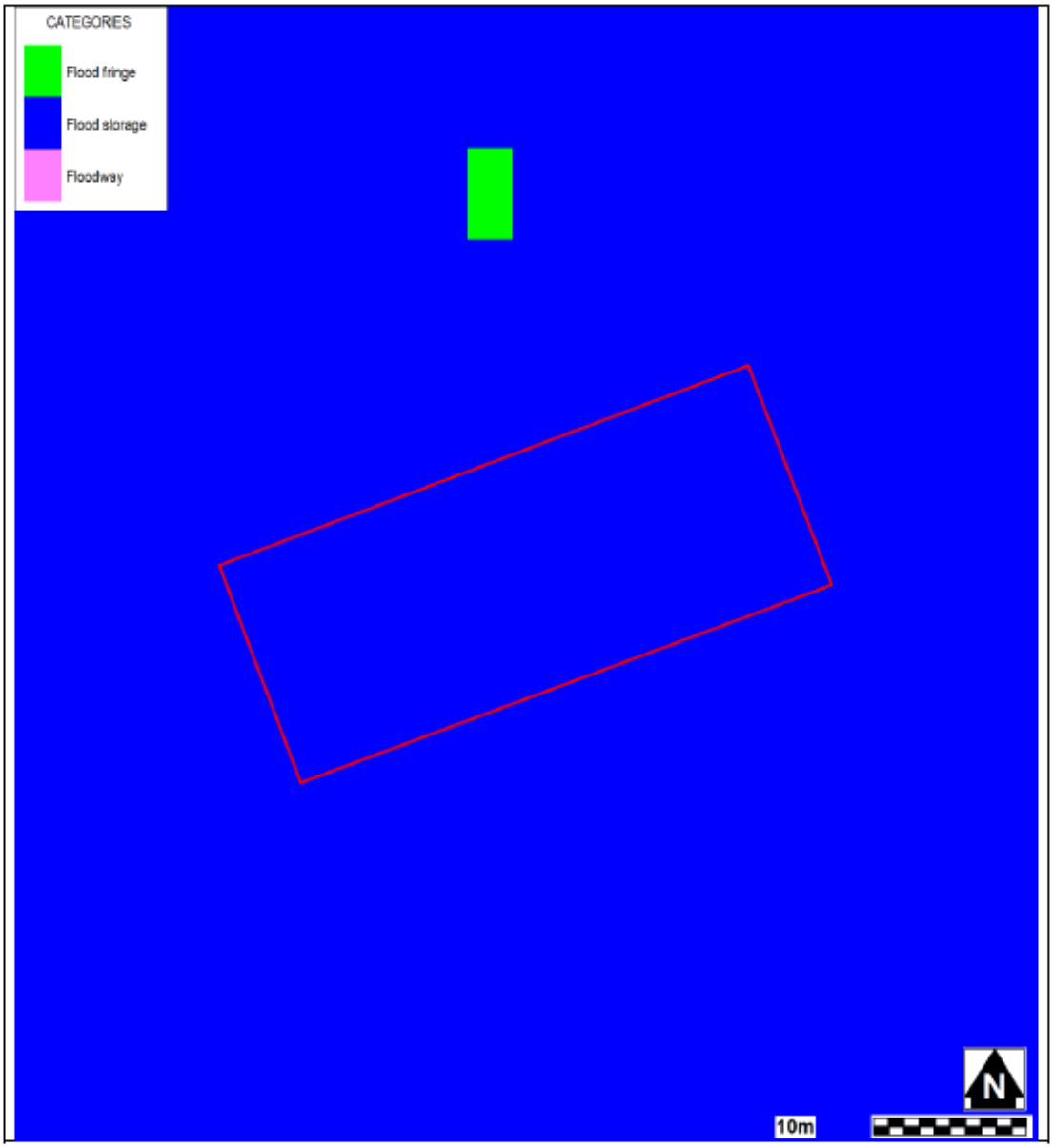
ID	CC 1% AEP Max WL (m AHD)	CC1 % AEP Max Depth (m)
1	3.91	1.73
2	3.91	1.69
3	3.91	1.77
4	3.91	1.75
5	3.91	1.80
6	3.91	1.70
7	3.91	1.84
8	3.91	1.74

WL – Water Level
PMF – Probable Maximum Flood
N/A - No Peak Water Level/Depth/Velocity Available.

Notes:

- The flood planning levels above are calculated by adding a 0.5m freeboard to the 1% AEP water level. However, if the depth of flow is less than 0.3m and a Velocity X Depth product is less than 0.3m^2/s, a freeboard of 0.3m may be able to be justified for development.

MAP C: 1% AEP FLOOD HYDRAULIC CATEGORY EXTENT MAP



Notes:

- Extent represents the 1% Annual Exceedance Probability (AEP) flood event
- Extent does not include climate change
- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Narrabeen Lagoon Flood Study 2013, BMT WBM, Ingleside, Elanora and Warriewood Overland Flow Flood Study 2019, WMAwater) and aerial photography (Source: NearMap 2014) are indicative only

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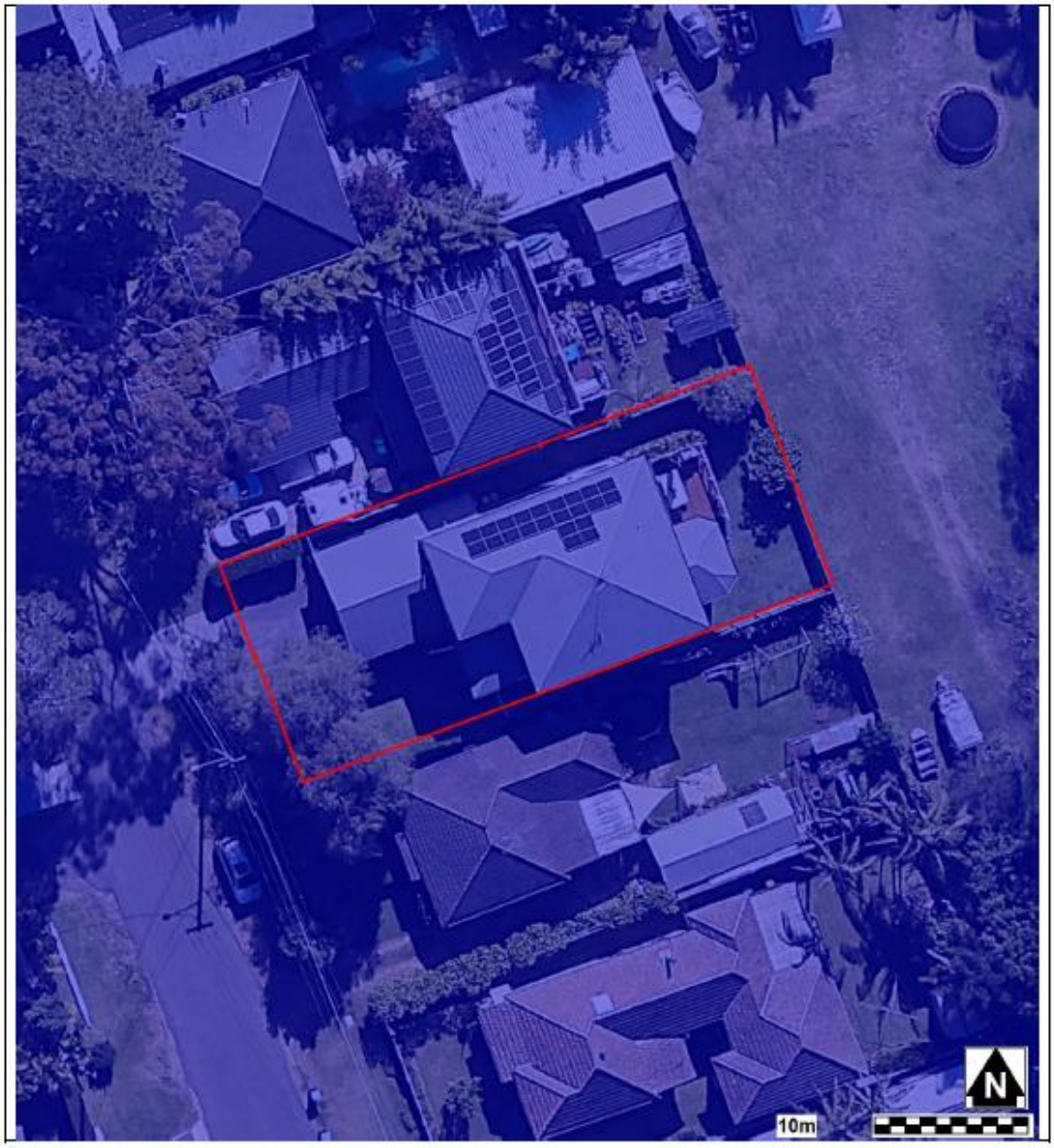
MAP D: PMF EXTENT MAP



Notes:

- Extent represents the Probable Maximum Flood (PMF) flood event
- Extent does not include climate change
- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Narrabeen Lagoon Flood Study 2013, BMT WBM, Ingleside, Elanora and Warriewood Overland Flow Flood Study 2019, WMAwater) and aerial photography (Source: NearMap 2014) are indicative only

Issue Date: 08/07/2025

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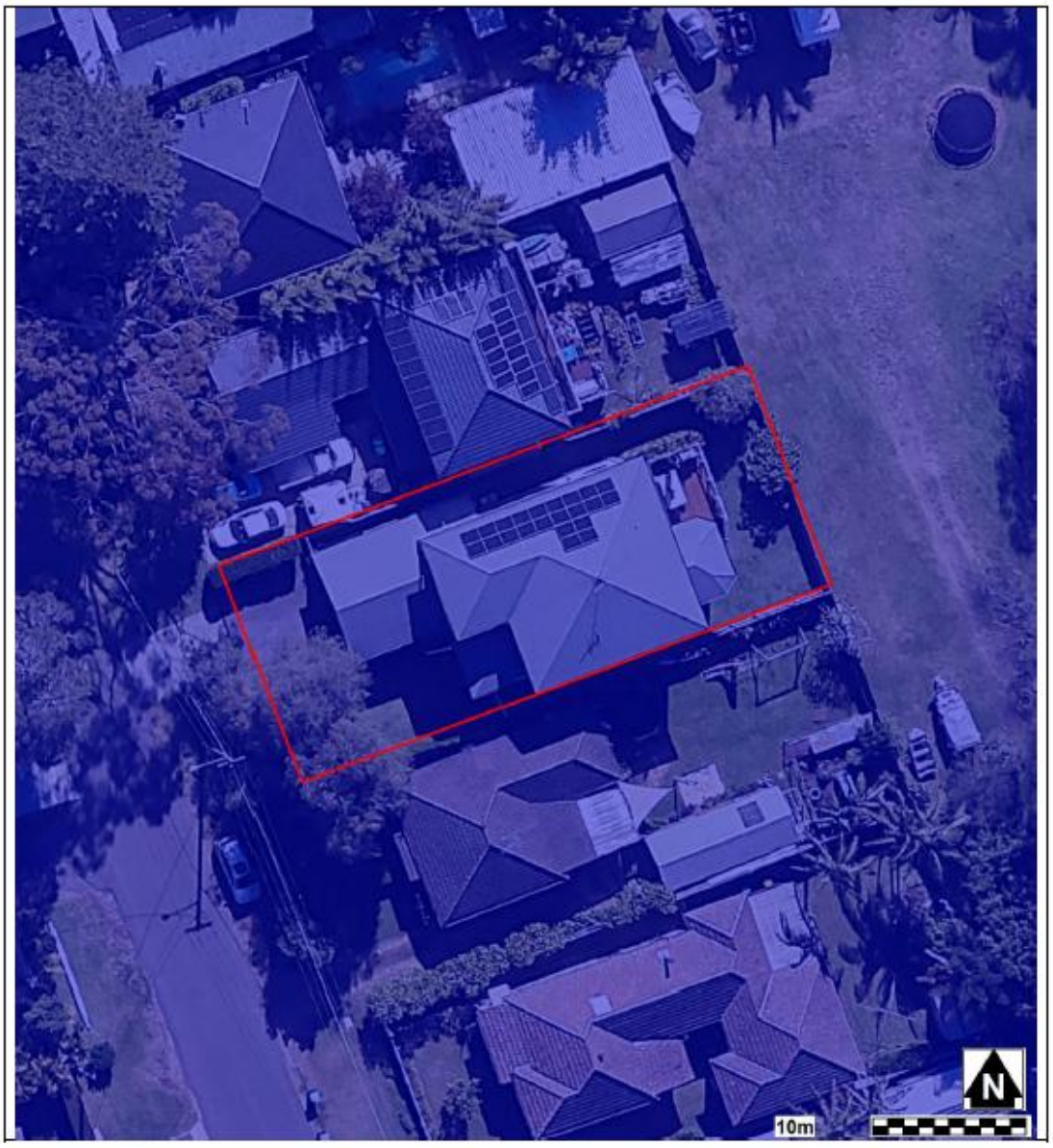
MAP E: FLOODING – 1% AEP EXTENT PLUS CLIMATE CHANGE



Notes:

- Extent represents the 1% annual Exceedance Probability (AEP) flood event including 30% rainfall intensity and 0.9m Sea Level Rise climate change scenario
- Flood events exceeding the 1% AEP can occur on this site.
- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Narrabeen Lagoon Flood Study 2013, BMT WBM, Ingleside, Elanora and Warriewood Overland Flow Flood Study 2019, WMAwater) and aerial photography (Source: NearMap 2014) are indicative only

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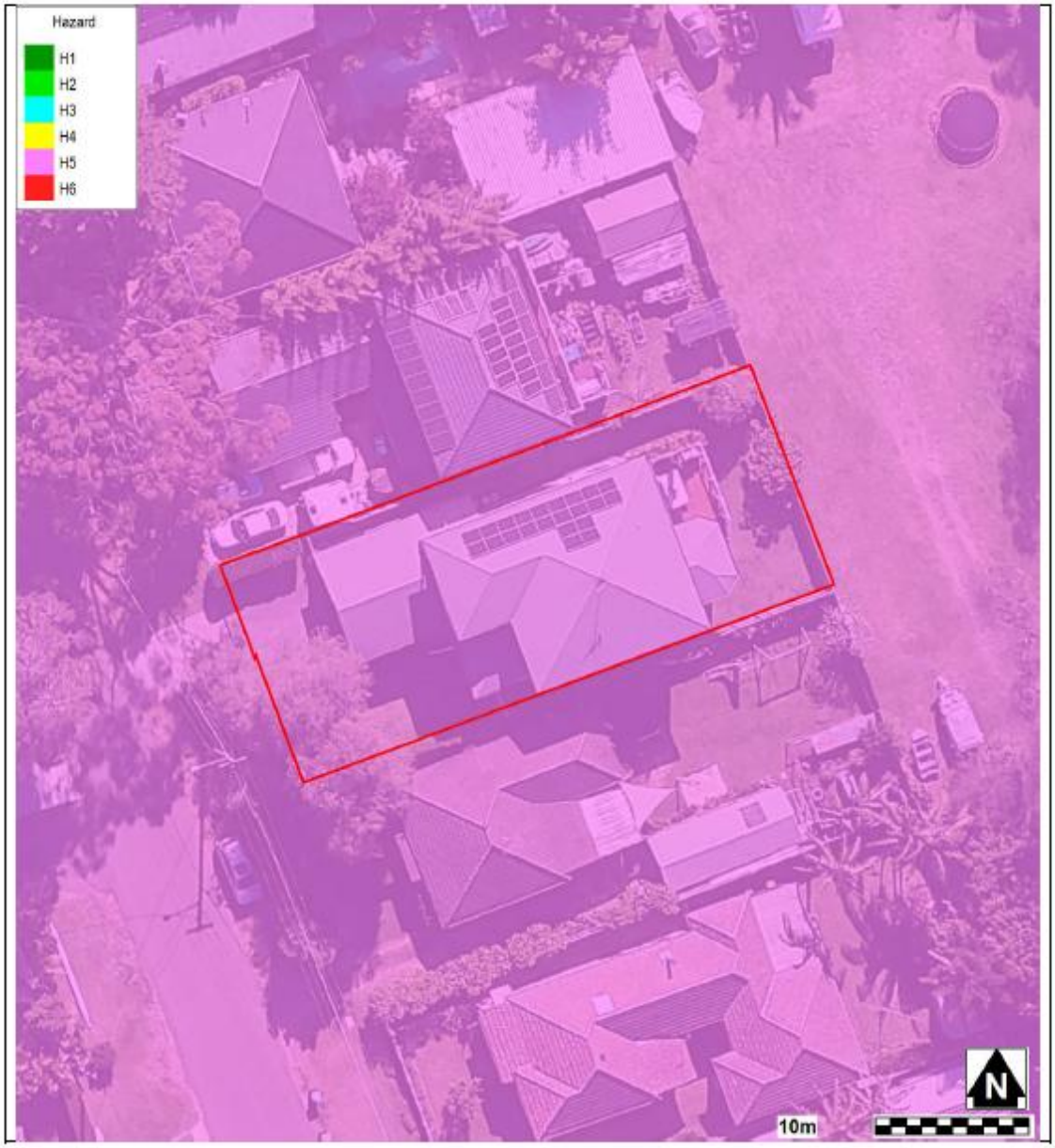
MAP F: FLOOD LIFE HAZARD CATEGORY IN PMF



Notes:

- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Narrabeen Lagoon Flood Study 2013, BMT WBM, Ingleside, Elanora and Warriewood Overland Flow Flood Study 2019, WMAwater) and aerial photography (Source Near Map 2014) are indicative only.

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MAP G: INDICATIVE GROUND SURFACE SPOT HEIGHTS

Notes:

- The surface spot heights shown on this map were derived from Airborne Laser Survey and are indicative only.
- Accuracy is generally within ± 0.2m vertically and ± 0.15m horizontally, and Northern Beaches Council does not warrant that the data does not contain errors.
- If accuracy is required, then survey should be undertaken by a registered surveyor.

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Preparation of a Flood Management Report

Introduction

These guidelines are intended to provide advice to applicants on how to determine what rules apply on flood prone land, and how to prepare a Flood Management Report. The purpose of a Flood Management Report is to demonstrate how a proposed development will comply with flood related planning requirements.

Planning Requirements for Flood Prone Land

Development must comply with the requirements for developing flood prone land set out in the relevant Local Environment Plan (LEP) and Development Control Plan (DCP). There are separate LEPs and DCPs for each of the former Local Government Areas (LGAs), although preparation of a LGA-wide LEP and DCP is currently under way.

The clauses specific to flooding in the LEPs and DCPs are as follows:

LEP Clauses	DCP Clauses
Manly LEP (2013) – 5.21 Flood Planning Manly LEP (2013) – 5.22 Special Flood Considerations	Manly DCP (2013) – 5.4.3 Flood Prone Land
Warringah LEP (2011) – 5.21 Flood Planning Warringah LEP (2011) – 5.22 Special Flood Considerations Warringah LEP (2000) – 47 Flood Affected Land *	Warringah DCP (2011) – E11 Flood Prone Land
Pittwater LEP (2014) – 5.21 Flood Planning Pittwater LEP (2014) – 5.22 Special Flood Considerations	Pittwater 21 DCP (2014) – B3.11 Flood Prone Land Pittwater 21 DCP (2014) – B3.12 Climate Change

* The Warringah LEP (2000) is relevant only for the "deferred lands" which affects only a very small number of properties, mostly in the Oxford Falls area.

Development on flood prone land must also comply with Council's Water Management for Development Policy, and if it is in the Warriewood Release Area, with the Warriewood Valley Water Management Specification and Clause C6.1 of the Pittwater 21 DCP (2014). Guidelines for Flood Emergency Response Planning are available for addressing emergency response requirements in the DCP. These documents can be found on Council's website on the Flooding page.

Note that if the property is affected by estuarine flooding or other coastal issues, these need to be addressed separately under the relevant DCP clauses.

When is a Flood Management Report required?

A Flood Management Report must be submitted with any Development Application on flood prone land (with exceptions noted below), for Council to consider the potential flood impacts and applicable controls. For Residential or Commercial development, it is required for development on land identified within the Medium or High Flood Risk Precinct. For Vulnerable or Critical development, it is required if it is within any Flood Risk Precinct.

There are some circumstances where a formal Flood Management Report undertaken by a professional engineer may not be required. However the relevant parts of the DCP and LEP would still need to be addressed, so as to demonstrate compliance. Examples where this may apply include:

- If all proposed works are located outside the relevant Flood Risk Precinct extent
- First floor addition only, where the existing ground floor level is above the FPL
- Internal works only, where habitable floor areas below the FPL are not being increased

Note that development on flood prone land will still be assessed for compliance with the relevant DCP and LEP, and may still be subject to flood related development controls.

What is the purpose of a Flood Management Report?

The purpose of a Flood Management Report is to demonstrate how a proposed development will comply with flood planning requirements, particularly the development controls outlined in the relevant LEP and DCP clauses. The report must detail the design, measures and controls needed to achieve compliance, following the steps outlined below.

A Flood Management Report should reflect the size, type and location of the development, proportionate to the scope of the works proposed, and considering its relationship to surrounding development. The report should also assess the flood risk to life and property.

Preparation of a Flood Management Report

The technical requirements for a Flood Management Report include (where relevant):

1. Description of development
   - Outline of the proposed development, with plans if necessary for clarity
   - Use of the building, hours of operation, proposed traffic usage or movement
   - Type of use, eg vulnerable, critical, residential, business, industrial, subdivision, etc

2. Flood analysis
   - 1% AEP flood level
   - Flood Planning Level (FPL)
   - Probable Maximum Flood (PMF) level
   - Flood Risk Precinct, ie High, Medium or Low
   - Flood Life Hazard Category
   - Mapping of relevant extents
   - Flood characteristics for the site, eg depth, velocity, hazard and hydraulic category, and the relevance to the proposed development

   If the property is affected by an Estuarine Planning Level (EPL) which is higher than the FPL, then the EPL should be used as the FPL. If the FPL is higher than the PMF level, then the FPL should still be used as the FPL, as it includes freeboard which the PMF does not.

3. Assessment of impacts
   - Summary of compliance for each category of the DCP, as per the table below.

	Compliance		
	N/A	Yes	No
A) Flood effects caused by Development			
B) Building Components & Structural Soundness			
C) Floor Levels			
D) Car parking			
E) Emergency Response			
F) Fencing			
G) Storage of Goods			
H) Pools			

- Demonstration of how the development complies with any relevant flood planning requirements from the DCP, LEP, Water Management for Development Policy, and if it is in the Warriewood Valley Urban Land Release Area, with the Warriewood Valley Water Management Specification (2001)
- For any non-compliance, a justification for why the development should still be considered.
- Calculations of available flood storage if compensatory flood storage is proposed
- Plan of the proposed development site showing the predicted 1% AEP and PMF flood extents, as well as any high hazard or floodway affectation
- Development recommendations and construction methodologies
- Qualifications of author - Council requires that the Flood Management Report be prepared by a suitably qualified Engineer with experience in flood design / management who has, or is eligible for, membership to the Institution of Engineers Australia
- Any flood advice provided by Council
- Any other details which may be relevant

Further information and guidelines for development are available on Council's website at:

https://www.northernbeaches.nsw.gov.au/planning-and-development/building-and-renovations/development-applications/guidelines-development-flood-prone-land

Council's Flood Team may be contacted on 1300 434 434 or at floodplain@northernbeaches.nsw.gov.au .

Appendix D

Excerpt from
Reducing Vulnerability of Buildings to Flood Damage:
Guidance on Building in Flood Prone Areas,
Hawkesbury-Nepean Floodplain
Management Steering Committee (2006).

Table 4.3.1.3 Materials for 96-Hour Immersion

COMPONENT	SUITABLE*	MILD EFFECTS*	MARKED EFFECTS*	SEVERE EFFECTS*
FLOOR, SUB-FLOOR STRUCTURE	• slab-on-ground • suspended concrete	• timber T&G (with ends only epoxy sealed and provision of side clearance for board swelling) or plywood	• standard grade plywood	• timber floor close to the ground and particleboard flooring close to the ground
WALLS SUPPORT STRUCTURE	• reinforced or mass concrete	• full brick/block masonry cavity brick	• brick/block veneer with venting (stud frame)	• inaccessible openings • large windows low to the ground
WALL AND CEILING LININGS	• fibre cement sheet • face brick or blockwork • cement render • ceramic wall tiles • galvanised steel sheet • glass and glass blocks • stone, solid or veneer • plastic sheeting or tiles with waterproof adhesive	• common bricks • solid wood, fully sealed • exterior grade plywood • fully sealed • non ferrous metals	• exterior grade particleboard • hardboard • solid wood with allowance for swelling • exterior grade plywood • plasterboard	• particleboard • fibreboard or strawboard • wallpaper • cloth wall coverings • standard plywood • gypsum plaster
ROOF STRUCTURE	• reinforced concrete • galvanised metal construction	• timber trusses with galvanised connections	• traditional timber roof construction	• inaccessible flat floor • ungalvanised structural steelwork • unsecured roof tiles
DOORS	• solid panel with waterproof adhesive • flush marine ply with closed cell foam • aluminium or galvanised steel frame	• flush or single panel marine ply with waterproof adhesive • painted metal construction • timber frame, full epoxy sealed before assembly	• standard timber frame	• standard flush hollow core with PVA adhesives and honeycomb paper core Note: lowest cost and generally inexpensive to replace

COMPONENT	SUITABLE*	MILD EFFECTS*	MARKED EFFECTS*	SEVERE EFFECTS*
WINDOWS	• aluminium frame with stainless steel or brass rollers	• timber frame, full epoxy sealed before assembly with stainless steel or brass fittings		• timber with PVA glues • mild steel fittings
INSULATION	• plastic/ polystyrene boards • closed cell solid insulation	• reflective foil perforated with holes to drain water if used under timber floors		• materials which store water and delay drying • open celled insulation (batts etc)
BOLTS, HINGES NAILS & FITTINGS	• brass, nylon/ stainless steel, removable pin hinges	• galvanised steel, aluminium		• mild steel ** see Note below
FLOOR COVERING	• clay/concrete tiles • epoxy or cementitious floor toppings on concrete • rubber sheets (chemically set adhesives) • vinyl sheet (chemically set adhesive)	• terrazzo • rubber tiles (chemically set adhesives) • vinyl tiles (chemically set adhesive) • polished floor & loose rugs • ceramic tiles	• loose fit nylon or acrylic carpet (closed cell rubber underlay)	• wall to wall carpet • wall to wall seagrass matting • cork • linoleum

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** KEY*

SUITABLE

these materials or products are relatively unaffected by submersion and flood exposure and are the best available for the particular application.

MILD EFFECTS

these materials or products suffer only mild effects from flooding and are the next best choice if the most suitable materials or products are too expensive or unavailable.

MARKED EFFECTS

these materials or products are more liable to damage under flood than the above category.

SEVERE EFFECTS

these materials or products are seriously affected by floodwaters and have to replaced if inundated.

*** Note: For nominal fixings in timber framing, AS 1684.2 requires nails used in joints that are continuously damp or exposed to the weather to be hot dip galvanised, stainless steel or monel metal.*

Appendix E
Curriculum Vitae 2025
Lucas Molloy

Curriculum Vitae 2025

Lucas Molloy
MIEAust / CPEng / NER / APEC / Engineer / IntPE(Aus)

Education -

- 1988 Higher School Certificate
  Pittwater High School NSW Australia
- 1995 Bachelor of Engineering (Civil)
  University of Wollongong NSW Australia

Employment -

- May 2007 to date
  Barrenjoey Consulting Engineers pty ltd
  Director / Engineer / Draftsman
- April 2003 to April 2007
  Northern Beaches Consulting Engineers pty ltd
  Director / Engineer
- Feb 1997 to April 2003
  Northern Beaches Consulting Engineers pty ltd
  Engineer
- Dec 1988 to Dec 1993
  Jack Hodgson Consulting Engineers
  Undergraduate trainee / Engineer

For last sixteen years Director / Engineer / Draftsman of the structural and civil engineering practice Barrenjoey Consulting Engineers pty ltd (est 2007). I am responsible for the structural and civil (including stormwater management) design, documentation, investigation and construction supervision of predominately residential developments.
The spectrum of projects I have consulted on, vary from a 6 square meter timber framed deck extension of a residential house (budget ~ $1,500) to 8 storey commercial development (budget of ~ $10,000,000).

During my career I have been active in the preparation and issuing of –

- 250+ stormwater management plans inc on site detention
- 50+ overflow / flood analysis using DRAINS / HECRAS / AR+R
- 25+ flood inundation & risk assessment reports

Appendix F

Northern Beaches Council
Standard Hydraulic Certification Form

NORTHERN BEACHES COUNCIL
STANDARD HYDRAULIC CERTIFICATION FORM

FORM A/A1 – To be submitted with Development Application

Development Application for: **S. Davies**

Address of site: **76 Wimbledon Ave Narrabeen**

Declaration made by hydraulic engineer or professional consultant specialising in flooding/flood risk management as part of undertaking the Flood Management Report:

I, **Lucas Molloy** on behalf of **Barrenjoey Consulting Engineers p/l** on this the **9th July 2025** certify that I am engineer or a professional consultant specialising in flooding and I am authorised by the above organisation/ company to issue this document and to certify that the organisation/ company has a current professional indemnity policy of at least $10 million.

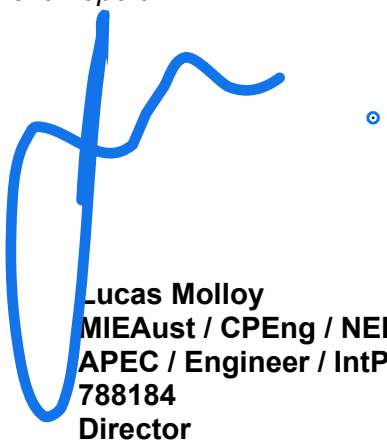
Flood Management Report Details:

Report Title:	**FLOOD INUNDATION & RISK ASSESSMENT REPORT PROPOSED SWIMMING POOL 76 WIMBLEDON AVE NARRABEEN**
Report Date:	**July 2025**
Author:	**Lucas Molloy**
Author's Company/Organisation:	**Barrenjoey Consulting Engineers p/l**

I: **Lucas Molloy**

Please tick all that are applicable (more than one box can be ticked)
X have obtained and included flood information from Council (must be less than 12 months old)
X have followed Council's Guidelines for Preparing a Flood Management Report
na have requested a variation to one or more of the flood related development controls. Details are provided in the *Flood Management Report*.

Signature



Name

Lucas Molloy
MIEAust / CPEng / NER /
APEC / Engineer / IntPE(Aus)
788184
Director
Barrenjoey Consulting Engineers p/l

End