

Natural Environment Referral Response - Flood

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| Application Number: | DA2022/1860 |
| Proposed Development: | Alterations and additions to an existing commercial premises (Palm Beach Golf Club) |
| Date: | 13/01/2023 |
| To: | Michael French |
| Land to be developed (Address): | Lot 11 DP 1275411 , 2 Beach 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

The development proposes alterations and additions to the existing Club including meal room, office, bathroom and exist fire door. The proposed site from Beach Road is affected by the Medium Flood Risk Precinct. The existing floor level is below Flood Planning Level of 3.11m AHD (FPL). The proposal is considered non-compliant with C4 of Section B3.11 of Council's DCP.

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.