

Natural Environment Referral Response - Flood

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| Application Number: | DA2023/0663 |
| Proposed Development: | Alterations and additions to a dwelling house |
| Date: | 14/06/2023 |
| To: | Olivia Ramage |
| Land to be developed (Address): | Lot 314 DP 16362 , 320 Whale Beach Road PALM BEACH NSW 2108 Lot 1 DP 867534 , 320 Whale 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 proposal seeks consent for alterations and additions to an existing three storey dwelling including a minor extension to the first floor and internal alterations to the first floor and lower ground floor.

The property is affected by the Low and Medium Flood Risk Precinct, 1% AEP Flood and PMF Flood.

The works are located completely outside of the predicted flood extent and flood-affected area. Therefore, the development is compliant with the controls outlined in Section B3.11 Flood Prone Land from the Pittwater 21 DCP 2021.

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:

Nil.