

Natural Environment Referral Response - Flood

Application Number:	Mod2020/0216
Date:	28/05/2020
To:	Nick Keeler
Land to be developed (Address):	Lot 71 DP 6746 , 22 Ocean 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 redirection of stormwater is not considered to increase flood risk.

Comments and conditions remain the same as for DA2020/0046:

The front yard of the subject property is a trapped low point. Ground levels are lower than the road area just outside the front fence, and there is photographic evidence to show that the front yards of the adjoining properties to the north and south have have been significantly raised at some time since 2005. The proposed filling of the front yard with walls around the deck area and along the side boundaries is acceptable, provided that it is ensured that water entering the deck and terrace areas at the front and rear of the house can be drained away.

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

Flooding

In order to protect property and occupants from flood risk the following is required:

Flood Effects caused by Development – A2

The new development must be designed to allow adequate drainage of the ground floor deck and terraces, so that rainfall runoff does not enter the house.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

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.