

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2022/1860
<b>Proposed Development:</b>	Alterations and additions to an existing commercial premises (Palm Beach Golf Club)
<b>Date:</b>	10/02/2023
<b>To:</b>	Michael French
<b>Land to be developed (Address):</b>	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 existing fire door. The proposed site is affected by the Medium Flood Risk Precinct from Beach Road.

The existing floor level (2.94 m AHD) is below 1% AEP Flood Level of 3.11m AHD and FPL.

The proposed additional area of 18m<sup>2</sup> is 120mm below 1% AEP flood extent.

The revised Flood Management Report by NY Civil Engineering dated 30.01.23 confirms that the proposed area has been raised to 2.99m AHD, which is still below the 1% AEP flood level. The laundry room remains at 2.94m AHD.

Control C4 states that "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."

The existing building needs to be protected at a minimum to the 1% AEP level. This maybe done through the use of flood doors or raising the floor.

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.