

Natural Environment Referral Response - Flood

Application Number:	DA2023/1548
Proposed Development:	Alterations and additions to a dwelling house and associated works.
Date:	10/11/2023
To:	Clare Costanzo
Land to be developed (Address):	Lot 15 DP 651513 , 3 Waratah 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 proposed residential development seeks consent for alterations and additions comprising of a minor extension to the existing ground floor bathroom, minor extension to the existing garage, construction of a first floor addition above the existing garage and an adjoining deck as well as associated landscaping works.

The proposed alterations and additions are located outside of the Medium Flood Risk Precinct and 1% AEP flood extent and are considered suitable based on the justification provided in the Flood Risk Management Letter Report prepared by H & H Consulting Engineers Pty Ltd dated 23 August 2023.

There are no flood related objections to the proposed development.

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.