

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2022/2262
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	31/01/2023
<b>To:</b>	Olivia Ramage
<b>Land to be developed (Address):</b>	Lot 85 DP 14682 , 5 C Iluka 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 a single storey dwelling, including a new upper flood addition, associated internal works and modifications to the existing front porch and steps.

A small area of the 1% AEP flood extent and Medium Flood Risk Precinct impacts the south-western portion of the property and part of the property is affected by the Low Flood Risk precinct.

There are no applicable flood related development controls.

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.