

Natural Environment Referral Response - Flood

Application Number:	Mod2019/0423
To:	Rebecca Englund
Land to be developed (Address):	Lot A DP 405897 , 17 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

This proposal is to undertake modifications to the western, southern and eastern boundary of 17 Ocean Road, Palm Beach to provide flood protection to the proposed dwelling. A number of inconsistencies and non-compliances have been identified which are outlined below:

- The Stormwater Management Plans have not been updated and do not reflect the current proposal
- The 1% AEP Flood Investigation and Flood Risk Management Report has not been updated and the architectural drawings and pre and post flood mapping are reflective of the approved Development Application as opposed to the current Application.
- The proposal appears to rely on deflecting flows towards an existing 3m high block wall along the southern boundary which is not solely on the subject allotment. The application must include a flood wall along the southern boundary that is wholly on the subject site, waterproofed and designed to withstand the expect structural loading. Restrictions will be placed on the title to prevent the flood wall removal.
- The Letter from ACOR Consultants dated 27 August 2019 refers to the 'removal of the existing wall' with no discussion of the proposed plans for a 180mm kerb along the western boundary or a flood deflection wall. The Flood Management Report must be updated to reflect the current proposal and the above considerations, including updated post-developed flood mapping.

Based upon the above the application is recommended for refusal.

Referral Body Recommendation

Recommended for refusal

Recommended Natural Environment Conditions:

Nil.