

Natural Environment Referral Response - Flood

Application Number:	DA2019/0334
To:	Kent Bull
Land to be developed (Address):	Lot 1 DP 1084184 , 1178 Barrenjoey 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 development includes change of use of a studio to a secondary dwelling and minor external and internal alterations. Based on the flood mapping of the Avalon to Palm Beach Floodplain Risk Management Study and Plan (2017), the development is sited outside of the 1% AEP (100 year) flood extent and medium flood risk precinct, therefore the development is not subject to any flood related development controls.

Referral Body Recommendation

Recommended for approval

Recommended Natural Environment Conditions:

Nil.