

Natural Environment Referral Response - Flood

Application Number:	Mod2023/0455
Proposed Development:	Modification of Development Consent DA2021/0268 granted for Demolition works, lot consolidation and construction of a dwelling house including swimming pool.
Date:	23/09/2023
To:	Alex Keller
Land to be developed (Address):	Lot 327 DP 16362 , 346 Whale 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 property at 346 Whale Beach Rd is affected by the 1% AEP flood along the south-eastern side. However the properties at 348, 350 and 352 Whale Beach Rd, where the modification is proposed, are not flood affected.
No flood related objections.

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.