

Further information on Item 2 – Flooding

Item 2 proposes to rezone land from IN2 Light Industrial to B4 Mixed Use zone along Lake Albert Road. The following response is provided in regard to riverine and overland flooding.

Riverine Flooding

The image below identifies the extent of riverine flooding on the subject sites on either side of Lake Albert Road. Council's flood data identifies two small areas proposed to be rezoned which are susceptible to flooding.

This data indicates that during a 1 in 100 year flood event, the site on the left of Lake Albert Road has flood levels ranging from 0.37m to 0.83m with the highest flooding level at the corner of the intersection. This is due to the natural topography of the site.

The site on the right of Lake Albert Road ranges from 0.13m to 0.66m in depth.

Although parts of the sites are affected by riverine flooding, it is considered that there is adequate land available to enable residential development to ensure future residential development does not negatively impact on adjacent properties or exacerbate conditions. It is anticipated that this will be mitigated for at development assessment stage.



Overland Flooding

The image below identifies the extent of overland flooding on the subject sites.

As the mapping indicates, the areas affected by overland flooding are not widespread and adequate land is available to permit residential development. The areas affected by overland flooding are low hazard.

It is considered that these concerns can be mitigated for during development assessment to ensure future residential development does not negatively impact on adjacent properties or exacerbate conditions. It is anticipated that this will be mitigated for at development assessment stage.

