



Amendment to Assessment report 2009NTH009 – Byron – 10.2009.433.1:

>>> "Dawson, Paddy" <> 24/06/2010 12:06 >>>

There has been a little confusion as to the predicted flood levels from the development.

The comments re Clause 24(3)(a)(ii) of the Byron LEP re Flooding on page 25 of the assessment report submitted to you should be amended to state:

Developed Site, 2100 Climate Change Scenario.

- On-site impacts, to which flood impacts are generally limited, have a maximum increase in flood level of **30mm**. [NOT 100mm]
- Off-site impacts in the open Drainage Channel have a maximum increase increase in flood level of **30mm**. [NOT 50mm] (Report implies that the flood level increase in Pepperbush Street remains at 20mm.).
- Off-site impacts on one adjacent Residential Lot has a maximum increase in flood level **30mm**. [NOT 45mm.]. The flood impacted (area on this Lot) is limited *to approximately 60m2. and generally lies within 5m. of the western boundary of the site.*

Council's Development Engineer advises that:

- The flood increase off the site, in the adjacent open Drainage Channel of up to **30mm** [NOT 50mm] is generally restricted and confined to a small area of the drain on the upstream side of and adjacent to Beech Drive culverts. This increase does not impact on the road system nor any other property and does not impact on access to properties nor any flood evacuation procedure.
- The flood increase off the site, on one Residential Lot of up to **30mm** [NOT 45mm]. is restricted to and confined to a relatively small area of 60m2., approximately 5m. wide in the rear corner of the Lot. This increase does not raise flood levels above any floor level, and does not impact on access to the dwelling and does not impact on flood evacuation procedures. Whilst allowable, it is unlikely that a residential building would be constructed in this back corner of the Lot.

This does not change the conclusion in the report nor the recommendation.

Nor does it cause the comments in the report as to the significance of these figures to be amended.

I also note a typo re the reference to "clause 24(3)

Regards,

Paddy