

### **Flooding:**

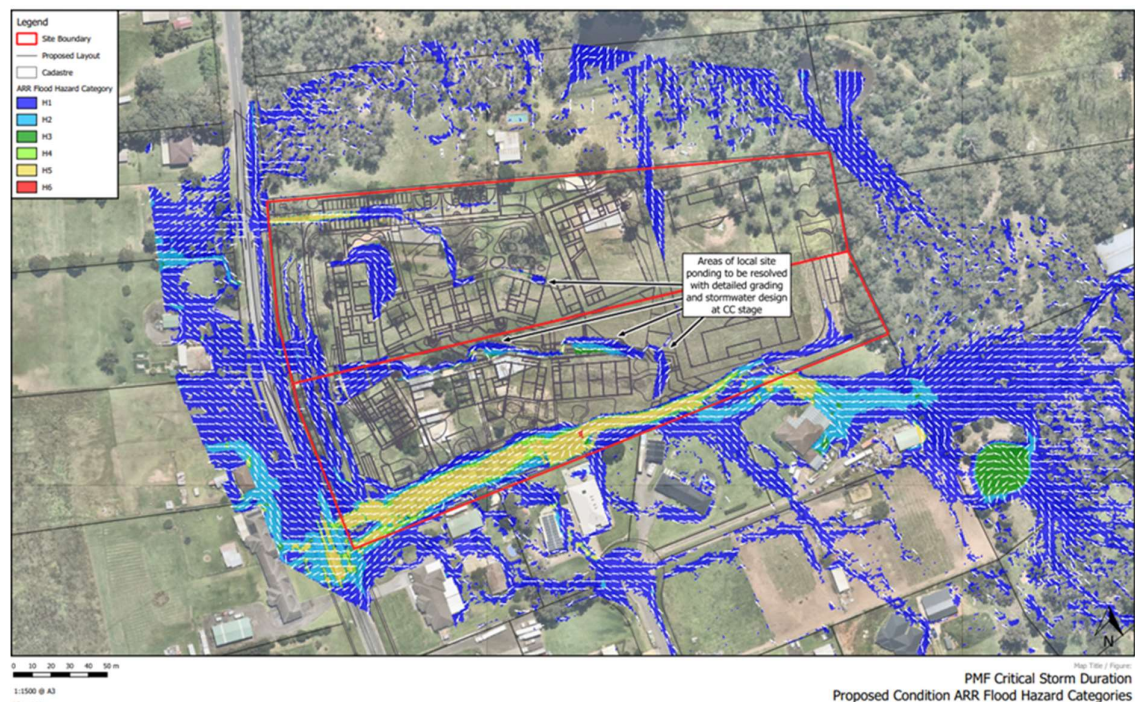
The flood assessment within Appendix P - Overland Flow Assessment & FERP has excluded flood mapping for any depth of flood waters below 50mm despite the flood hazard curve identifying flows of 2m/s are H5 regardless of the depth. Further information is required to understand the full extent of the impact on the southern boundary where the majority of the overland flow impacts occur.

The flood mapping also shows ponding of water within the site in the 1% AEP and PMF flood events. This issue should not be deferred as the impact is currently not resolved and so the Department would not be able to make an informed assessment of the risk to students in a flood event.

In the PMF and 1% AEP events, the overland flood water will run onto Catherine Fields Road which is affected up to the hazard category H5. The proposed stormwater and swale will funnel all of the water and discharge directly onto the road.

Appendix P fails to discuss the conditions on the site during a PMF event although this is the flood event that has the potential to cause the greatest impact. The images below show the flood risk with the proposed development which shows H5-H6 along the southern boundary.

### **Flood Level in PMF**



SES's latest submission states:

*"However, the flood risk at the site consists of overland flow at the site and the potential of isolation in relatively frequent events, even after the proposed drainage works, as areas to the east and west are subject to flooding from South Creek and Rileys Creek."*

### **Stormwater**

The OSD and connection to the Catherine Fields Road is insufficient and does not provide a safe exit from the proposed school site. The majority of the road upgrade works to Catherine Fields include just a kerb and are not being upgraded with a channel or gutter and so the potential water flow onto the road is unacceptable.

### **Land use zoning:**

The proposed school does not align with the current objectives of the RU4 Primary Production Small Lots. The objectives of the RU4 Primary Production include:

- To enable sustainable primary industry and other compatible uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

The proposed development is incompatible with primary industry, does not foster employment opportunities related to primary industry enterprises, and fails to reduce conflicts between land uses in this zone.

This project is not in the public interest of surrounding residents. The fact that the applicant claims they will be exempt from any WIK or VPA is appalling. They are looking to benefit financially as a business without considering the possible risk to life of the children.