

615 **Change 58: Flood Hazard Risk**■ **DECISIONS AND REASONS****Interim Decision 615.1**

C58.3960.1	Brookside Industries Ltd	Allow
<i>Disallow</i>	FC58.806.2	
C58.3960.4	Brookside Industries Ltd	Allow
C58.3966.7	Larsen, Silke	Disallow
C58.3985.1	J E Malcolm Family Trust	Disallow
C58.3985.2	J E Malcolm Family Trust	Disallow
C58.3985.3	J E Malcolm Family Trust	Allow
C58.3985.4	J E Malcolm Family Trust	Disallow
C58.3985.5	J E Malcolm Family Trust	Disallow
C58.3985.6	J E Malcolm Family Trust	Disallow
C58.3985.7	J E Malcolm Family Trust	Allow

Plan Amendments*Plan Topic 6.17.3.2*

Amend proposed policy to read:

"To avoid flood hazard risk when enabling urban development of land."

Plan Topic 6.17.30

Replace the 6th paragraph of the new text proposed (9th paragraph of the section) with:

"The industrial area zoned Heavy Industrial on Pigeon Valley Road is at risk of flooding. Closed zone status enables activities to continue on the land but prevents further subdivision of the land."

Plan Topic 16.3.4

No Plan amendments to rules 16.3.4.1, 16.3.4.5A and 16.3.4.8.

Plan Topic ZM 58

Remove the closed Heavy Industrial Zone on Bird Lane and rezone the north west portion of the site, which is subject to greater flood hazard risk, to Rural 1, as shown on the attached map.

Plan Topic ZM 91

Remove the closed Heavy Industrial Zone on Bird Lane and rezone the north west portion of the site, which is subject to greater flood hazard risk, to Rural 1, as shown on the attached map.

Reasons

1. The introduction of closed zoning is a direct result of Council's Brightwater–Wakefield Flood Modelling Study and the growth model project, which both identified the land as unsuitable for further development (while allowing existing/new activities to remain at the same scale).
2. The Plan Change is consistent with existing objectives and policies, as well as new provisions introduced under Chapter 6.17.
3. Flood risk militates against intensification through subdivision.
4. The different approach to the two Heavy Industry zones affected by flood hazard is explained by the fact that the Bird Lane site is larger and better able to manage intensification of activity, and the flood flow patterns are different on both sites.
5. The Bird Lane industrial area is recognised as the key potential location for a range of industrial activities in the Wakefield vicinity.