

SUMMARY OF SUBMISSIONS

PA22/352 – Lot 7 Kargotich Road, Oldbury - Proposed Amendment to Approved Place of Worship and Caretakers Dwelling

Submitter	No	Submitter Comments	Applicant Comment	Officer Comment
Water Corporation		<p><u>Water and Wastewater</u></p> <p>Reticulated water and wastewater are not available to the subject area. The Water Corporation should be contacted if these services are required.</p> <p><u>Drainage</u></p> <p>The subject area falls within the Oaklands Drainage Catchment in the Mundijong Drainage District, a rural drainage system. The Oaklands Main Drain traverses the subject site. Rural drains are not designed to give flood protection at all times and some inundation of land can be expected. The Water Corporation maintains its existing drains to ensure they are capable of clearing water from adjacent rural properties within three days of a storm event, where contours and internal drainage make this physically possible. A dividing fence should be erected that is suitably secure and meet the Dividing Fence Act and relevant LGA law to prevent people entering the drain.</p> <p>Developments within this catchment are required to contain the flows from a one in one hundred year storm event on site. Discharge to the Water Corporation drains must be compensated to pre-development levels. At the time of development, the developer may be required to provide calculations from a consulting engineer to demonstrate, to the satisfaction of the Water Corporation, that the runoff from the development has been restricted to pre development levels. No adverse discharge or runoff from the subject land would be allowed into our drainage system (ie wastewater treatment). To determine the flood level the developer should contact the Department of Water.</p>	<p><u>Water and Wastewater</u></p> <p>Noted however no reticulated services are required. The conditions of approval previously issued by the Shire require the Applicant to provide a minimum of 120,000L tanks for water supply and it is the Applicant's intention to maximise rainwater use on-site.</p> <p>As for wastewater, the Applicant will utilise an on-site effluent disposal system. In this regard, site testing for a suitable wastewater system was undertaken in August 2021 by Water Installations Pty Ltd.</p> <p><u>Drainage</u></p> <p>This application relates only to the proposed amendment to the height of the roof structure and the associated increase in wall height of the previously approved Place of Worship development. Importantly, the building footprint of the development remains unchanged</p>	Noted

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		<p><u>General Comments</u></p> <p>This proposal will require approval by our Building Services section prior to commencement of works. Infrastructure contributions and fees may be required to be paid prior to approval being issued.</p> <p>For further information about building applications, the developer should follow this link:</p> <p>https://www.watercorporation.com.au/home/builders-and-developers/building/lodging-a-building-application</p> <p>The principle followed by the Water Corporation for the funding of development is one of user pays. The developer is expected to fund and provide all new works or the upgrading of existing works and protection of all works.</p> <p>The information provided above is subject to review and may change. If the proposal has not proceeded within the next 6 months, the Water Corporation should be contacted to confirm if the information is still valid.</p> <p>Please provide the above comments to the landowner, developer and/or their representative.</p>	<p>from what the Shire have already approved.</p> <p>Throughout the approvals process (both previous and current), SFSJ Inc have consulted with JDA Consultant Hydrologists for flood water and storm water assessments of the lot, with various reports submitted and accepted by the Shire.</p> <p>The proposed use of rainwater tanks and swales as described in the Stormwater Management Plan (SMP) will ensure that flow from the site will be compensated to predevelopment levels.</p> <p>DWER has already been contacted and the flood level is described in Appendix 3 of the SMP.</p> <p>In relation to fencing, the Applicant will, in consultation with the Shire, install fencing along the Rural drain which passes through the lot and therefore will prevent public access to the drain.</p>	

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A398410		<p>Thank you for sending me the proposed amendment to the Development Approval given for the above address.</p> <p>I have looked at the plans showing the proposed amendments, and while I have no substantial objection to the amended height of the roof structure and associated wall height, I do believe that the proposal does not align with the overall character of this rural area in context with the surrounding landscape and limited development of nearby properties.</p> <p>I am however taking this opportunity to restate my earlier concerns about this development within the context of the Water Corporation Drain which runs through Lot 7, and to the rear of my neighbouring property at 282 Kargotich Road. You will be aware that between the drain crossover on Kargotich Road, and as far as Leipold Road there is no levee bank on the Eastern side of the Drain. This area is an overflow area adopted by the Water Corporation to allow for over capacity flooding events so that water can be released onto the land on the Eastern side of the Drain for dispersal.</p> <p>I would like some clarification on the proposed height of the building pads required by the Shire; and of any proposed fill to be installed on the extensive car parking areas. (The pad for my house at 282 Kargotich was required to have 2.5m of fill.) My concern is that any significant area of fill on Lot 7 will have the result of displacing upstream overflow flood water onto my property- thus increasing the risk to my property and buildings. There was as recently as 2021 an overflow event which caused damage to my fences.</p> <p>I am aware that a Storm Water Management Plan was submitted for Lot 7 which proposes to pump collected storm water from roofs and car parks across the Drain to the Western portion of Lot 7. This does not however address the matter of displacement caused by actual building/carpark pads. The proposed total development on Lot 7 is quite extensive and occupies a significant portion of their land between the Drain and Kargotich Road.</p>	<p>The Applicant is pleased that the submitter does not raise any substantial objection to the current proposal which is to amend the height of the roof structure and the associated wall height. As for the submitter's concerns with the proposal itself, it is assumed that this comment relates to the Place of Worship and building footprint which has already been approved by the Shire and therefore does not warrant any further assessment.</p> <p>In relation to flood waters, it is noted that this submission is from 282 Kargotich Road, which is immediately south (downstream) between Oaklands Drain and Kargotich Road.</p> <p>Appendix 3 of the SMP shows by computer modelling that the rise in flood level (in 1% AEP or 100 yr flood) associated with the proposed filling for the development is only a maximum of 0.03m, and this rise only occurs adjacent to the development and not further upstream nor downstream. As such, there will be no rise in flood water level downstream at 282 Kargotich Road.</p>	<p>As discussed in the main report Officers consider that there are merits to approve the amended roof can given the industrial area on the east side of Kargotich Road (south of the subject land) will accommodate a range of visible industrial buildings and complexes.</p> <p>As part of the current planning approval for the site, the applicant has provided a Stormwater Management Plan prepared by JDA Hydrologists which has already been approved by the Shire.</p>

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		<p>Given that my property is downstream of the proposed buildings & carparks, in the event of the drain overflowing it is reasonable to expect that the displaced water from Lot 7 will be forced to the South onto my property.</p> <p>In light of this possibility, I request that effective measures are taken to prevent this - either with bunds or some other barrier; and that the Shire carefully consider the impact of allowing any fill under the car parking areas.</p> <p>I note that the property to the North of Lot 7 already has a covering of fill and I would like to know if this was done with Shire or Water Corporation approval as this also impacts on the integrity of the entire overflow area. Adding more fill across the majority of Lot 7 will simply exacerbate the impact of flooding on my own property.</p> <p>I realise that this is a low lying rural area and already subject to some flooding; however it is not reasonable to expect that development of any type should place other properties at an increased risk.</p> <p>Thank you for the opportunity to comment. I would appreciate the chance to discuss this in more detail with your Director.</p>	<p>The SMP was submitted to Shire and was approved by the relevant Shire Engineer on 18/06/2021.</p>	