

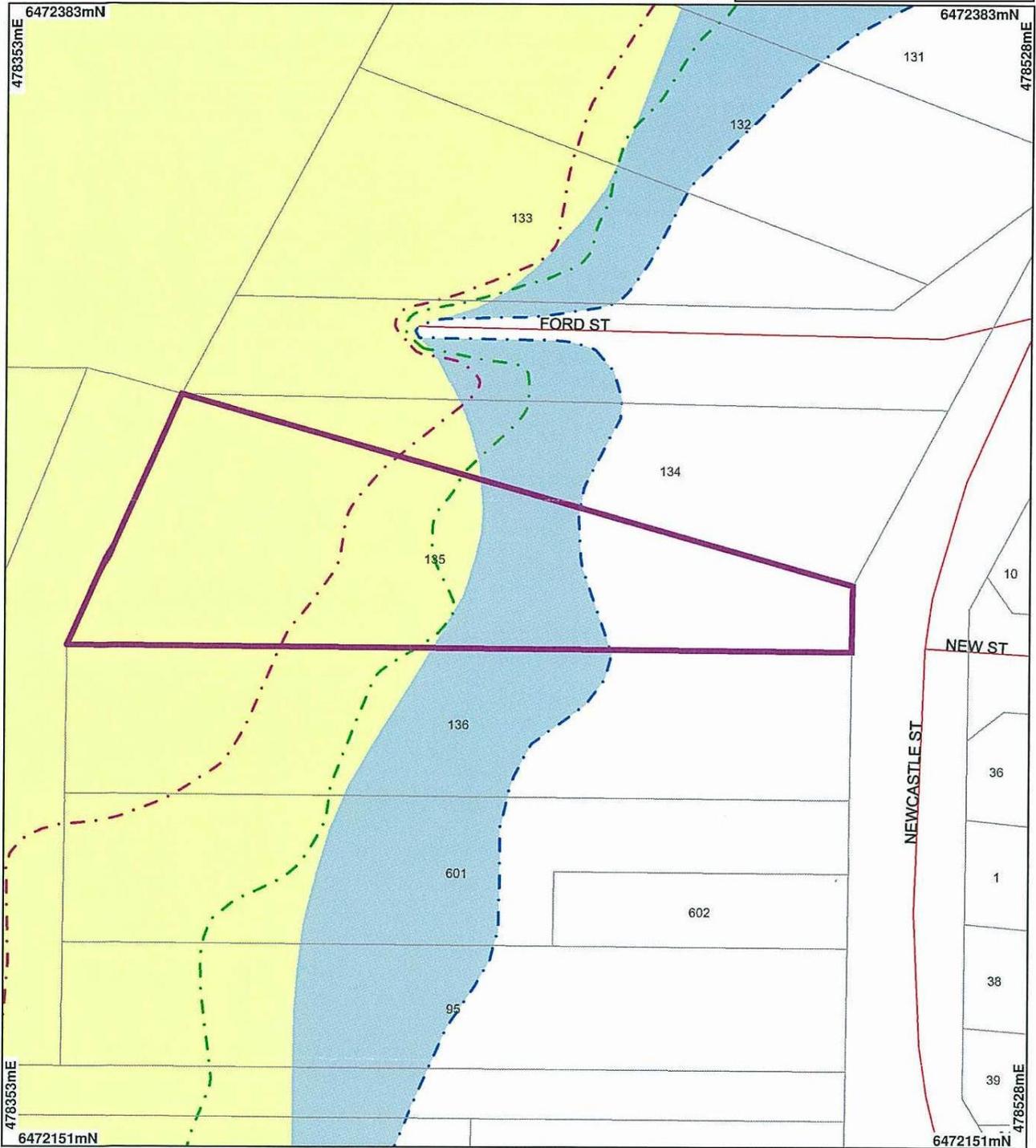


Location Plan

ITEM 9.1.3
APPENDIX A

Flood Mapping

**ITEM 9.1.3
APPENDIX B**



LEGEND

- Road Centrelines - Landgate
- Floodway
- Flood Fringe
- FPM Extent of Flooding - DoW
- Extent of 100yr ARI Flooding
- Extent of 50yr ARI Flooding
- Extent of 25yr ARI Flooding (cont)
- FPM Flood Level Points (m AHD) - DoW
- Overbank Flow
- Extent of Study
- Extent of 10yr ARI Flooding
- Cadastre - DLI



Geocentric Datum Australia 1994
Note: the data in this map have not been projected. This may result in geometric distortion or measurement inaccuracies.

Prepared by: rodggers
Prepared for:
Date: 16/11/2012 9:08:11 AM

Information derived from this map should be confirmed with the data custodian acknowledged by the agency acronym in the legend.



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Department of Water

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SCHEDULE OF SUBMISSIONS

No.	Name Address	Description of Affected Property	Summary of Submission	Planning Comments
1.	Leo Pendergrast	7 Newcastle Street, York	<p>I have listed below a number of concerns / objections that I have with the approval of an application for development.</p> <p>1. I was told by your staff that this application is in part, a retrospective application due to a complaint about illegal dumping on the block. I too have complained to the Council in the past about the dumping activities on the block, but without a satisfactory result.</p> <p>When I purchased my property in March 1999, vacant lot 135 next door was an attractive parkland cleared block.</p> <p>In 2000, the council rebuilt Newcastle Street. They stripped the old bitumen surface from the road, breaking it up into small pieces. The council dumped this rubbish on lot 135. I protested to Phil Marshall, the Shire CEO at the time. His response was in effect "We have permission from the owner to dump it, but he would look into the matter".</p> <p>At the time, I worked in Leederville. I saw an article in the local paper that the Town of Vincent, due to bituminous waste being dumped, had had to close, excavate and remove the waste from a playground / park as it was an environmental health hazard. I passed this information to Councillor Genoni and asked him to make enquiries. Soon after, I received a letter from Mr Marshall saying that he had consulted the Water and Rivers Commission, and he now agreed that the waste should be removed. (Copy of letter submitted,) The spoil wasn't removed.</p> <p>On 9 January 2001, I wrote to the Council about various matters including the spoil.</p> <p>I raised my concern that the waste still hadn't been</p>	<p>The lot is not identified on the DEC's Contaminated Sites Register.</p> <p>The owner has no knowledge of the presence of bitumen on the lot.</p> <p>It is possible that the fill in its entirety will be suitable for foundations in conjunction with the construction of any residential buildings. However, this needs to be determined by an engineer. Filling may also be required for the site of an on-site waste water management system.</p> <p>The Department of Water has assessed the proposal and raises no objection to fill outside the floodway.</p> <p>Stabilising the banks of the fill will be required. Drainage may also be required.</p> <p>Refer to report for full assessment of the proposal.</p>

			<p>removed. (Copy of letter submitted.)</p> <p>The waste has never been removed. It now buried under earth on the block. I have been informed that the bitumen surface of a road, when in place, is not a particular health hazard. When it rains, the water drains off quickly and does not absorb toxins. However, when broken up into small pieces and buried, toxins can be absorbed by the ground water and pollute surrounding areas and waterways.</p> <p>2. In the abovementioned letter to the Council, I also complained about other rubbish being dumped on the block. The Council Officer replied that she had had a look at the block, and the rubbish wasn't too bad and that Council would not do anything about it at that time. (Copy of letter submitted.)</p> <p>3. Over the years since, there has been a lot of earth and other matter dumped on the block. The greatest part of the above was dumped by York Landscape Supplies (or an associated company). Their dumping comprised earth, broken masonry, concrete, rocks, green matter, wooden cargo pallets and various other suitable landfill (e.g. iron/tin, plastics, wire and wood). Recently, Bush Contracting has been dumping matter on the block also. The matter dumped comprised mostly earth, but also some broken concrete.</p> <p>Also there has been dumping by others. At various times, utes, cars with trailers, would drive up and dump household and garden rubbish.</p> <p>All of the above is now buried on the block.</p> <p>4. There has been no written information supplied on the type and extent of the fill proposed. The earth that has been already dumped on the block is unsuitable as fill for residential purposes. It appears to have a high clay content. After rain it becomes a sticky, sloppy mess. Vehicles and people sink into it.</p>	
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			<p>The height of the present fill is unacceptable. At one point, about two thirds of the way down the block, the fill is more than two metres above the original level of the block.</p> <p>The diagram included with the application indicates that the fill will extend to the boundaries of the block, including the boundary with my block, Lot 136.</p> <p>How is it going to be retained?</p> <p>5. There has been no information supplied about flooding and drainage. The bottom part of the block and neighbouring blocks, including my block, are flood prone as indicated in the diagram. There has been one flood event in the 13 years that I have been here. In Jan/Feb 2000 or 2001, around Australia Day 26 Jan, the river rose rapidly and flooded the bottom part of my block and Lot 135. I am concerned that present and future fill on Lot 135 will cause floodwaters to bank up and worsen flooding on my block.</p>	
2.	Department of Water	-	<p>The Department of Water, in carrying out its role in floodplain management, provides advice and recommends guidelines for development on floodplains with the object of minimising flood risk and damage.</p> <p>The Avon River Flood Study through York shows that a large portion of the Lot is affected by major flooding during major events with the following flood levels expected:</p> <p>10 year ARI 172.1 m AHD 25 year ARI 172.8 m AHD 100 year ARI 174.0 m AHD</p> <p>Our existing floodplain management strategy for the area states:</p> <ul style="list-style-type: none"> Proposed development (ie, filling, building, etc) that is located outside of the floodway is considered acceptable with respect to major flooding. However, a minimum habitable floor level of 174.5 m AHD is recommended to ensure adequate flood protection. 	<p>The floodway is identified by the yellow shading on the Department of Water's map.</p> <p>It is recommended that a condition be imposed preventing filling within the identified floodway area.</p>

			<ul style="list-style-type: none"> Proposed development (ie, filling, building, etc) that is located within the floodway and is considered obstructive to major flows is not acceptable as it would increase flood levels upstream. No new buildings are acceptable in the floodway. <p>Consequently, the proposal to fill a portion of the Lot is considered acceptable with regard to major flooding, provided the fill does not encroach into the floodway.</p> <p>Map provided (see Appendix 2).</p>	
3.	Evenglow Pty Ltd	Landowner	<p>The applicant was given an opportunity to respond to the allegations in the submission regarding the presence of bitumen and responded as follows:</p> <p>In response to your letter dated 27th November 2012 and referenced above, please be advised that the owners of the noted property have never authorised the disposal of any bitumen on this site nor do they have any knowledge of the presence of bitumen within the existing fill.</p> <p>If the person, or persons, making the submission referred to in your letter have evidence of the illegal dumping of any substance on our property we would appreciate them supplying us with all the information at their disposal. We will then follow this up with the police or appropriate authority.</p> <p>Please be aware that our intention is not to build on the site at this time, our application is simply to allow deposition of clean fill to improve the property.</p>	Noted.