
Sent: 30/01/2017 4:33:40 PM
Subject: Application No: PP0005/16

Response to:
Preliminary notification (non statutory) of a draft planning proposal (rezoning) for 6 Jackson Road, 10 and 12 Boondah Road, Warriewood.

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Having read the proposal and the Elanora Heights plan, I submit my comments below. The main issues at stake, in no particular order are:

- Flooding and flood flow
- Health and safety of people and emergency personnel in case of flood
- Safety of parents and children at the playing fields along Boondah Road
- Buffer zones to nature areas

Flooding and flood flow

The area is designated Southern Buffer to mitigate any flood situation. A lesson can be learned from the USA and Europe where the flood flow of rivers was more and more restricted over time leading to catastrophic inundation of areas built up in these flood plains. In places the local authorities were forced to de-populate and re-house the affected residents at great expense. We have seen a similar situation recently at Collaroy Beach. The original designation of a buffer zone makes eminent sense to avoid future liabilities.

The plan mentions the raising of Boondah Road. Any such raising will further impede the free flow of flood water and potentially exacerbate any flood situation.

The development of Elanora Height will increase the hard surface there with restricting the ground's natural water absorption. The run-off, be it buffered with retention basins, will still add to the water load carried by the streams entering the Warriewood wetland. While the estimate is for no greater a load than +/- 5%, it must be understood that these are estimates and a major rain event may overwhelm those retention facilities.

Health and safety of people and emergency personnel in case of flood

When a flood occurs, and please note that it is not an if, the restricted access to the commercial and residential areas is compromised by a single access road. This is the raised section of Boondah Road mentioned in the proposal without clearly stating who will bear the cost.

The restricted access will affect the safety of emergency personnel. If the underground parking gets flooded, as has happened elsewhere, there will be an impulse to retrieve their cars at the last minute. It will further compromise the safety of the people and the emergency personnel. Such an event will also affect property and infrastructure. The Council could be held liable for any losses by permitting such development.

Safety of parents and children at the playing fields along Boondah Road

There will be additional traffic along the road from any medium or high density development with the added traffic of a commercial development. Boondah Road is a narrow country road not suitable for significant traffic volumes. It would necessitate significant upgrades at a cost to the rate payers (?).

Even more importantly, the playing fields are bisected by Boondah Road and are frequented by children and parents that park along the road. This creates an unacceptable hazard. It is inevitable that overflow parking of any commercial and residential development will compete with the recreational users and create a similar problem as with the netball fields elsewhere.

Children crossing Boondah Road will now have to compete with the increased traffic, an accident waiting to happen.

Buffer zones and nature areas

Elsewhere in the Warriewood Valley, there are restrictions on building close to nature areas. In this development, it looks that the buildings and roads are right up to the boundaries without adequate separation or buffer of dedicated land from developers to the Council. I strongly recommend that such Council dedicated zone is stipulated. In particular, the wooded area between the playing fields and the Warriewood Square Shopping Centre must be dedicated to Council.

The shared pathway through the above area must never be through the middle of this marshy wooded area but on its edge with the playing fields.

Conclusion

Council would be ill advised to proceed to re-zoning the land in question given the issues raised above. It must be kept as a buffer zone for flooding without raising road surfaces, the proposed development will increase future Council liabilities, it will necessitate rate payer's money being spent on upgrades to support the development, will affect the safety of people and emergency personnel and residents.

I recommend that the area remains agricultural and/or recreational only, supporting the earlier determination. That there be no impediment to the free natural flow of floodwater. That the

zoning is cast in concrete, to use an unfortunate metaphor, to deter future attempts to develop this land inappropriately.

Declaration:

I am not a member of a political party, nor have I donated money to a political party.

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