



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON PLANNING AND URBAN RENEWAL

Ms Caroline Le Couteur MLA (Chair), Ms Suzanne Orr MLA (Deputy Chair)

Ms Tara Cheyne MLA, Mr James Milligan MLA, Mr Mark Parton MLA

Submission Cover Sheet

Draft Variation 345 - Mawson Group Centre: Zone changes
and amendments to the Mawson Precinct map and code

Submission Number: 023 - Copat

Date Authorised for Publication: 8 August 2018

[REDACTED]
To: [LA Committee - PUR](#)
Subject: southlands Planning & DV345 rezones
Date: Thursday, 26 July 2018 4:28:25 PM
[REDACTED]

To the committee,

With regard to the proposed southlands planning changes & DV345 rezones.

I don't hear the average person asking for high rise developments.

How would any current business owners or shoppers at Southlands benefit from these changes? It would create massive over shading in winter, a wind tunnel and it will be ugly. Higher buildings don't make it a nice place.

Higher buildings make places soul less. Southlands currently has a nice community feel to it, it is unlike Woden. What is being proposed will turn Southlands into another Woden.

We have just seen taxpayers dollars spent for a park n ride and so why put that facility at risk?

Who is initiating this development plan and why? Who does this benefit?

Most importantly you would be allowing development on a flood plain. Refer to the Woden flash floods of 1971 .

In case you are unsure of the Woden Flash floods here is a link to a memorial along the same flood plain that taxpayers money was used for.

<http://www.arts.act.gov.au/public-art/woden-flood-memorial>

Further information about this is in the attached PDF which is an article covering the Woden flood enquiry

The only the difference this time is that with much more development in the Woden Valley since 1971 a similar flood would be much worse.

The proposal that Athlon Drive will be rezoned from suburban core residential and road reserve to high density residential and urban open space will be a recipe for disaster and it will be the public dollars at risk as usual . The insurance companies will not pay out if they know that the government approved this development in a known flood risk area. The developers would not pay either as they will fold the company and run. The taxpayers would be left with the bill.

Thank you.

Steve Copat
[REDACTED]
[REDACTED]

WODEN FLOOD INQUIRY

500 million gallons

in 48 mins

The volume of rain that had fallen on the Woden Valley in the storm on January 26 had been 500 million gallons, equal to 48 per cent of the storage of the Cotter Dam, and had fallen in 48 minutes, a Department of Works engineer said yesterday.

The storm would have an average return period in excess of 100 years for the Woden Valley, the supervising investigations engineer of the major developments section, of the Department of Works, Mr Bernard Joseph Fitzgerald, told the inquest.

Mr Fitzgerald presented an interim report on the hydrology of the Woden Valley flood.

The report drew the conclusion that compared with subsequent relatively large floods in the Woden Valley on February 5 and 10, 1971, the flood on January 26 had been more hazardous because of the far greater peak flow-rate and because of the rapidity of the rise-rate of the flood, which had caused areas to change from safe to unsafe within a few minutes.

The peak flow along Yarra Glen during the storm had been estimated to have been approximately 1,000 cusecs (cubic feet of water per second).

This flow, together with

the flow in the Yarralumla Creek totalled approximately 7,600 cusecs, Fitzgerald said.

[The maximum capacity of the drain under Yarra Glen-Yamba Drive and Melrose Drive intersection is about 800 cusecs].

"It can be stated

with confidence that the outflow from the Woden Valley reached a peak in the Molonglo River, at the confluence with Yarralumla Creek, of approximately 10,000 cusecs, a cusec being a measurement of flow rate approximately equal to half a million gallons per day", the report says.

"It is apparent that flows of 10,000 cusecs are relatively rare even in catchments many times the size of the Woden Valley, including catchments such as the Cotter catchment which, on the average, receive far more rainfall, as much as 50 per cent more

rainfall than the Canberra urban area".

From data obtained from a meteorological station on Hindmarsh Drive, it could be concluded that subsequent floods had not been comparable to the January 26 storm.

"These later storms and floods, even the largest of them, were not hazardous because of ample warning time by virtue of their relatively slow initial rise-rates, which enabled preventive measures to be

adopted to divert traffic from possible danger areas". Although data on flows in the Woden Valley prior to 1970 was unavailable, it

appeared certain that the valley did not have a past history of flows of the magnitude of that on January 26.

Mr Fitzgerald told the coroner that flood waters had stretched for 600ft across the Yarra Glen and Yarralumla Creek on January 26.

The velocity of the water would have been more than 22 miles an hour.

Police gave evidence yesterday how they had closed the Yarra Glen to traffic on January 25, the day before the disastrous flood, then on several days since, including Tuesday of this week.

The inquest will continue today.