

ANZAC Village Master Plan – Concept and Stage 1

1. Historical lack of a Master Plan

From the 1950s onward, the War Veterans Home (and its successor, RSL Life Care) repeatedly failed to comply with Warringah Shire Council's reasonable request to prepare and submit an overall Master Plan of Development. As a result, each stage was built without proper coordination, particularly in the provision of sewage treatment and disposal systems.

2. Early reliance on on-site absorption

Before the Metropolitan Water, Sewerage and Drainage Board installed trunk sewer mains linked to the Warriewood Sewage Treatment Plant and ocean outfall, the Village relied on on-site waste disposal via ground absorption. Downhill seepage of untreated sewage caused serious degradation of Narrabeen Lagoon's water quality, including thick pads of floating blue-green algae.

3. Partial improvement after trunk sewer connection

This problem has been largely addressed since the extension of trunk drainage and sewerage treatment works.

4. Persistent blockages from mismatched and antiquated pipes

However, as the Village expanded in stages, some mismatched and antiquated sewer mains remained. They continue to cause frequent blockages and overflows, damaging lagoon water quality. Even today, raw sewage overflows still occur from time to time, leading to "unsafe for swimming" warning signs.

5. Root causes: undersized sections and ad-hoc additions

The reasons for these sewage escapes are twofold:

- Some remaining antiquated pipe sections are undersized for modern flow rates.
- The ad-hoc nature of each population expansion led to mismatched piping systems.

6. Evidence from emergency plumbers

Several plumbers contracted to clear past blockages reported by way of discussion with concerned nearby residents of random E Coli pollution within Narrabeen Lagoon waterway of the recurring overflow problems – at times weekly, and at worst daily – caused by forbidden disposal of soft wipes and similar items against management's wishes and plea. Some residents may not be able to fully appreciate the severity of the consequences. Historic evidence suggests additional focus on this problem and thus to alleviate it.

My submission

1 That all existing, antiquated and undersized sewage lines be renewed in modern materials designed to provide additional volumetric capacity than otherwise would be the case, sufficient to permanently ensure complete unimpeded flow of liquid human waste to the junction into Sydney Water trunk mains connections off-site.

Given the extreme difficulty of preventing disregard in the matter of occasional disposal by a small number of residents of unsuitable materials (soft wipes, sanitary napkins, etc.) into the system, the uniformly rebuilt sewer network should be upsized beyond the normal bore as would be indicated for a similarly sized development located elsewhere. Furthermore, suitable located, electrically driven macerators should be integrated into the system to reduce the size and blockage potential of any/all inappropriately deposited solids as they enter the main flow.

2. No roof-top car parking should be contemplated or allowed within the development. It has not been addressed in the Visual Impacts Study and would if allowed adversely affect the impact of the development when viewed from elsewhere within the viewing catchment.

3. That there will never be future upscaling of total floor area beyond that currently proposed in the Concept Master Plan and that each stage of development be conditioned accordingly within the Master Plan, as a specific condition of Development Consent for each stage as it occurs.

A. Nooka Rd is narrow, steep, with concealed driveway, has a poor accident record and is light traffic only. Currently over trafficked at peak times. Unfit for heavy construction vehicles, & may be speed limited. The Application should pay due regard specifically in this sense.

