

## Objection to draft Strategy for Ingleside Development

Since making my recent submission, a number of key additional points have come to light regarding the bushfire risk to the area.

Firstly, your own bushfire assessment does not make any reference to the vital Parliamentary Enquiry into the 1994 bushfires. I include some direct excerpts (italics) from the report below relating to the Cottage Point fire that impacted our area so badly.

New South Wales Bushfire Inquiry: Findings. Inquiry into the Cause and Origin of the Bushfires Occurring in New South Wales Between 31st December, 1993 and 14th January, 1994 and Inquests into the Manner and Cause of Death of Norman John Anthes, Robert Eglinton Page, William John Roach and Pauline Mary O'Neil  
[Findings of the NSW Bushfire Inquiry: 1994 Coroner's Report].

### Finding

***I find that between 7 January 1994 and 13 of January 1994 12,300 hectares of National Park and other bushland with real and personal property set out in the schedule attached was destroyed or damaged by bushfire which originated in the Ku-ring-gai Chase National Park Cottage Point on 7 January 1994.***

**Page 97:** *The evidence established that at about 3 PM the fire impacted Caladenia Close and Dendrobium Crescent Eleonora Heights. At the time, Bush Fire units were committed to Ingleside but were called to those affected areas at Eleonora Heights. However, when they arrived the fire was so intense it was too dangerous to fight the fire. Resources had to be kept in safety in Dendrobium Crescent. Houses were destroyed and damaged in this area.*

**Pages 98, 99:** *The Courts have considered the submissions and evidence of Messrs Gash and kindred in respect of the issues of bushfire risk arising out of the proposed Ingleside housing development. In summary, the concerns expressed are the new development will place many thousands of people in danger unless proper planning in advance is carried out for their protection. Particular concern was that there will be limited access and exits to the development the transport in times of emergency and restrictions of movement on our already inadequate road system.*

*These witnesses were not satisfied that the authorities would take appropriate action to provide safeguards in the development before it was approved and released.*

*Mr Gash expressed the view that the example radiation or buffer zones should be 0.3 other kilometre wide between such developments and that was an interface which should rule out any such development in the Warringah Pittwater Council areas*

*In the Court's opinion having regard to the severity of all bushfires which impacted on residential bushland interface throughout the metropolitan area these witnesses have raised legitimate concerns about the development.*

*Four important issues have been identified to the Court in respect of future Ingleside interface development, namely:*

- 1 Adequate radiation or buffer zones between housing developments and bushland with further adequate fuel reduced areas within the bushland perimeters adjoining the buffer zones.***
- 2 Appropriate access, exit and perimeter roads to and around such new housing estates to accommodate emergency vehicles.***
- 3 Adequate water supply throughout the housing estate with the mains on the outer perimeters positioned so that emergency fire services hoses can be connected without obstructing streets.***
- 4 Houses to comply with the Australian Standard (AS3959) Construction of buildings in bushfire prone areas.***

*These bushfires have highlighted the need for positive action to be taken in this regard in public interest and safety.*

**Page 102:** *The fire totally destroyed 27 houses; damaged 60 other houses and destroyed six home units; 42 sheds; 13 garages; 44 fences; 33 motor vehicles; three caravans; seven boats; five trailers were also destroyed or damaged. Many other items of real and personal property also destroyed or damaged together with approximately 12,300 hectares of National Park and bushland. The total estimated value of the damage caused by the fire is \$12,115,053.*

Since this report, traffic in the area has trebled and the roads have deteriorated, so even without the development the residents of Caladenia Close and Dendrobium Crescent are at greater risk from the long one-way in and out access road.

Your own bushfire risk assessment for the proposed Ingleside development states *".... all precincts within the site should allow for an alternative public access road"*. Yet this is not provided for the new residents along Wilga Street.

And finally, your bushfire assessment states the development should *"Ensure adequate access and egress through a well-designed road system."* Surely this should apply to existing residents of the area first and foremost?? Now is the time to make up for poor planning decisions of the past which leave residents of Dendrobium Crescent and Elanora Heights with one long no-through road only, for escape in an emergency and for access by emergency vehicles. Any new perimeter roads should not include Wilga Street, and should be routed in such a way as to give us an alternative escape route.

**Thank you for your assistance in ensuring that our safety for evacuating from and receiving emergency help in this open flame bushfire zone is being addressed.**