

Dragons and Community High Performance centre  
Presentation to Regional Planning Panel – By Ian Young

On 6 April

- the Dragons site was totally under water,
- Water was across Squires way at the Dragons site and only at the Dragon's site
- the pond in the IC site was overflowing,
- Montague St was flooded

The floodway through the Dragons site is currently the only flood path through the Innovation Campus

I did not encounter any other floodwater flowing across Squires Way between Carters Lane and the bridge over Fairy creek.

The overflow of the pond cannot not flow to the Dragon's site therefore has nowhere to go except to Montague St where it flows south to Ajax Ave and the Police Boys club where it discharges back into the Fairy Creek bypassing the Innovation Campus.

Ajax Ave and the area around the Police boys club were substantially flooded in April. Possibly to record levels. To what extent did the diversion of floodwaters from the IC site contribute to the flood in Ajax St?

Montague St is now the major flood route replacing the major flood route across the IC site. That floodway has been blocked off by the never ending raising of the ground above "flood height", and mounds of fill placed across the southern end of the site.

In 1998 flood waters flowed across Brandon Park (now IC); Now - no water flows across that section of the site.

The flooding of 6/04/2024 clearly shows the current flood study is in need of review even before any new development.

I have had a long interest in flooding in South Wollongong. The reason for flooding in that area is due to the discharge of water from the Sydney Water wet weather outlet in the golf course.

That water comes from upstream from the likes of the Innovation Campus through the sewerage system. So when the innovation campus floods above any sewerage point inlet then that water is discharged into the South Wollongong system.

**The flooding on the Innovation Campus would have played a significant part in contributing to the volume of water in South Wollongong.**

The never ending raising of the land on the Innovation Campus site, as proposed for the Dragons site to make them flood free, has to stop. Starting with the Dragon's site.

The location of the Dragons Building and the no1 ground is located across the area shown on the precinct plan as

**"Existing open fields maintained as stormwater control"**

The raising of the land for the Dragons development will be the final infill across the site, removing any stormwater control ability there is now, and ending the IC site being a major flood path as it was for all its life before the UoW development.

The engineer who did the flood study for the Dragon's site recommended a new flood study for the whole site be done taking into account the total catchment. I agree.

Under the DCP D14 UoW have to revise the Precinct Plan every 5 years. They were advised of this in 2017 but haven't done so. Part of that review includes a new flood study taking into account any changes proposed for the site. The Dragon's site and the Health precinct are not included in the Precinct Plan thus are not included in the site stormwater management plan.

#### Recommendation

The Dragons development proposal be refused and not be reconsidered until

The Precinct plan has been reviewed and updated to include

- the Dragons development and other proposed development, and
- a new flood study is completed taking into account
  - the flooding of 2024 including its broader impact on the catchment including lower catchment and major flood paths to the ocean not just off the site.
  - The impact of stormwater inflows to the sewerage system under flood conditions, and
  - the manage the flooding such the diversion of the flood waters will not result in upstream or downstream flooding increase, but result in improved flood management for the total catchment.

Ian Young

47 Murranar Rd  
Towradgi 2518

0400644237  
[ian56jen@bigpond.net.au](mailto:ian56jen@bigpond.net.au)

28/052024