

Water Inundation Issues at Harrisdale Green

As you are aware there are significant areas of water inundation in the two main entry roads in and out of the Harrisdale Green estate, namely Flametree and Greenlink Boulevards. This is in addition to the localised flooding in large areas of the central public open space area, including access pathways, seating and playground areas centrally located within the estate.

This water inundation is largely due to the high frequency and duration of the rainfall events over the month of August and has caused unanticipated elevated groundwater levels west of Ranford Road. The high groundwater is also having an influence on the function of the internal stormwater drainage network.

Cedar Woods have been working cooperatively with the City of Armadale and the City of Gosnells over the past 2 years in order to find an appropriate resolution to the elevated groundwater issues experienced within the Harrisdale Green estate. To date we have not been able to obtain the necessary approvals to implement a permanent solution and additional stormwater and groundwater modelling work has been requested. Cedar Woods technical consultants are in the process of addressing the concerns raised by the local authorities in an attempt to provide them with the confidence that the intended permanent solution will operate effectively and not cause unwanted consequences downstream. This technical modelling is due to be completed shortly.

We can however confirm that City of Gosnells has recently agreed to allow us to temporarily connect a small diameter pipe to their drainage system on the east side of Ranford Road whilst the permanent solution is being negotiated. This should have an immediate effect on the level of water near the Flametree Blvd intersection. The influence on the current water level however may take some time, depending upon further rainfall. Cedar Woods is currently trying to have these works undertaken by a contractor at the earliest possible time.

In the interest of public safety within Harrisdale Green Estate, Cedar Woods has undertaken the following:

- Constructed a temporary swale to divert storm water runoff from Ranford Road that is causing flooding at the intersection of Ranford Road and Flametree Boulevard. Please note this temporary solution has been in place since mid July when initial inundation occurred. The excess water is being pumped to future development land west of Ranford Road.
- Taped off the inundated areas in the park and playground and installed cautionary signage at critical locations throughout the estate.
- Pumping ponding water on Greenlink Boulevard to future undeveloped land in the western area this site.

Harrisdale Green residents are urged to avoid these affected areas and to use caution whenever possible.

Updates will be provided on the website about the status of the flooding, and if the situation changes in any way. Cedar Woods want this matter resolved as much as you do, and we appreciate your patience and understanding in this situation.

Negotiations with both councils will continue as quickly as possible to reach a solution and conclusion to this long standing drainage issue.