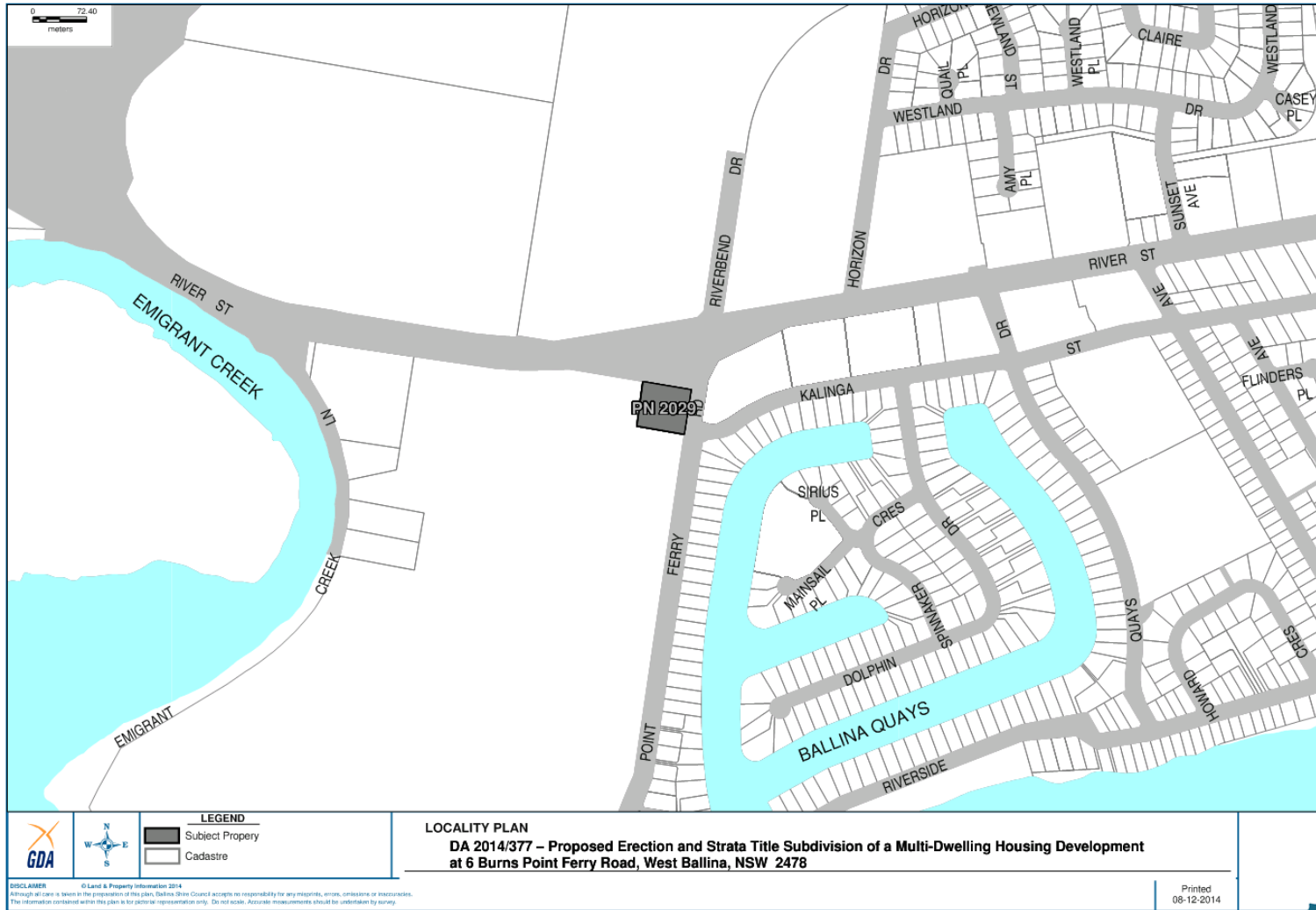


8.2 DA 2014/377 - Multi Dwelling Housing - Burns Point Ferry Road.DOC



FG & KA Bienke,
PO Box 528,
BALLINA. NSW.
27TH August, 2014

The General Manager,
D/A Planning, Development & Environmental Health Departments,
Ballina Shire Council,
BALLINA. NSW 2478

Dear Sirs,

Re: D/A 2014/377 Newton Denny Chapelle Lot 1 DP 522558, Burns Point Ferry Road, West Ballina.

This D/A is for a large 25 two storey dwelling unit complex.

The Site for this proposed development is on the flood plain that adjoins The **Ballina** Waterfront Village and Tourist Park (previously Sunmaid Village **Caravan Park**) and the 3 houses on Emigrant Creek Lane belonging to Mr & Mrs O'Grady, Mr & Mrs. Suffolk and ourselves KA & FG Bienke.

We request that any land fill in relation to this development be sloped towards Burns Point Ferry Road and not towards the flood plain which adjoins our properties.

Also we request that all roof and associated rain and run off be channelled into Ballina Council's system away from that area which would increase the likelihood of flooding our houses.

We are currently being assessed as flood prone houses by our insurance companies which means that some insurance companies refuse to insure us at all, and other insurance companies charge us enormous premiums they say because we are considered flood prone.

Whilst our home does not currently flood we need Ballina Council to be forever vigilant in their planning so that any developments now or in the future on this flood plain does not impact unfavourably on that flood plain and increase the potential of flooding our houses.

Yours Faithfully,

Kathleen & Francis Bienke

*Ballina District Citizens and Ratepayers Association
A 'Non - Profit' Public Organisation*

27th August, 2014

General Manager
Ballina Shire Council
PO Box 450
Ballina NSW 2478



Re: Submission relating to a development application for 6 Burns Point Ferry Rd, West Ballina - DA 2014/377

This submission is to highlight the issue of flooding concerns relating to developments in the West Ballina Floodplain.

Council needs to more intently consider the impacts on existing developments before approving any future developments on floodplains.

In this development application the issue of flooding is discussed in relation to the proposal, however, the possible impacts on surrounding existing developments does not seem to be a priority. This is an important concern when you take in to account that that this proposal has a fill level of 2.7m AHD and a floor level of 3.2m AHD whilst existing developments do not have these heights.

Would an earthen bund be enough to mitigate the flood impacts from the fill required for the site and is a bund height of 2.7m AHD sufficient? How can Council be sure that a bund will not increase the flood risk elsewhere?

In a flood risk reduction measures report completed for Guildford Borough Council in the UK it states, in relation to bunds -

- *suitable where this will not impact on flood water flows or storage.
- *may need to provide pumping arrangements to remove potential rainwater or floodwater seepage.
- *may need to incorporate flood resistant gates.
- *will require expert engineering design to ensure breaching will not occur .
- *will require assessment to show that flood risk is not increased elsewhere
- * may require floodplain compensation

In addition to the flood concerns for existing developments there is also the issue of the underground car parks being built, when according to the statement of environmental effects an assessment confirmed the presence of soft soils to depths ranging from 37m to 49m, on flood prone land. It poses the question, how often will these car parks be flooding?

With Council being the delegated planning authority it should be their position to embrace and protect the existing and future community from the very real threat of flooding.

Yours Faithfully



Ross Pickering
President
pp Tracy Burke

24/141 Kalinga Street
West Ballina NSW 2478

Paul Hickey
The General Manager
Ballina Shire Council
PO Box 450
BALLINA NSW 2478



Dear Sir

I am writing in reference to DA 2014/377. My concern is the water that builds up from the rain and lies there for some time on the property currently. The Council has a rule that blocks of land must be filled to meet the flood height levels. The water that currently lies there and has done so for the last 45 years I have lived the area will have to be piped away to somewhere else.

On the corner of Ferry Boat Road and Kalinga Street and the caravan park next door to the development are going to flood every time it rains. I have lived at 141 Kalinga Street for over five years and on many occasions I have seen Council signs that say Road Closed and/or Water over road on both Ferry Boat Road and Kalinga Street from either heavy rain and high tides and combinations of both.

Council needs to only look at Emmanuel College when it rains the water that lays there is enough to fill 10 Olympic swimming pools.

Our insurance is high enough because we live in a flood prone area. We don't need the Council to add to our problems letting this development go ahead without looking into what is going to happen to the water that will runoff the development.

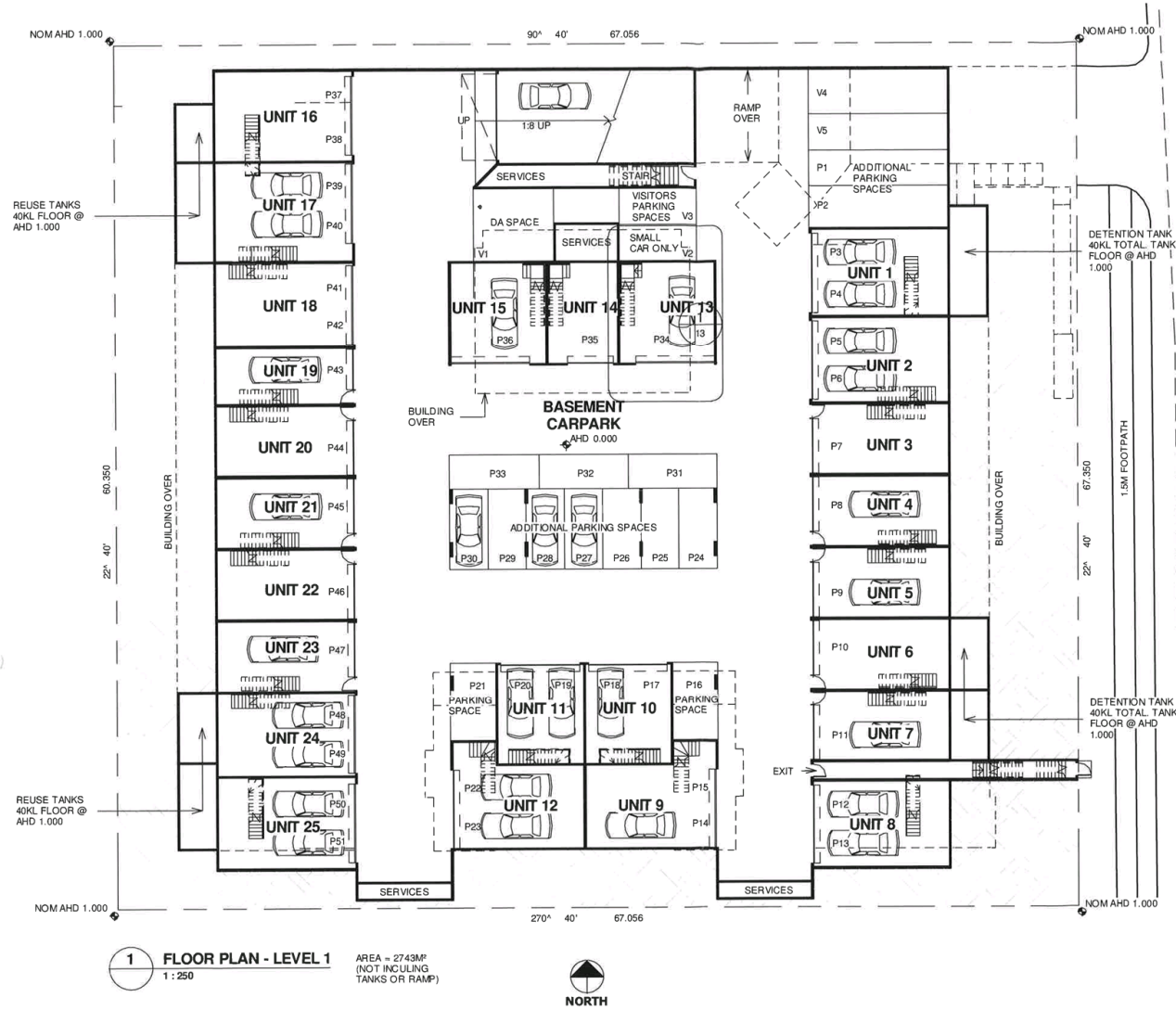
I am not against the development in principle just what is going to happen to the water.

Thank you

A handwritten signature in cursive script, appearing to read "Helen Joblin".

Helen Joblin

8.2 DA 2014/377 - Multi Dwelling Housing - Burns Point Ferry Road.DOC



1 FLOOR PLAN - LEVEL 1
1 : 250
AREA = 2743M²
(NOT INCLUDING
TANKS OR RAMP)



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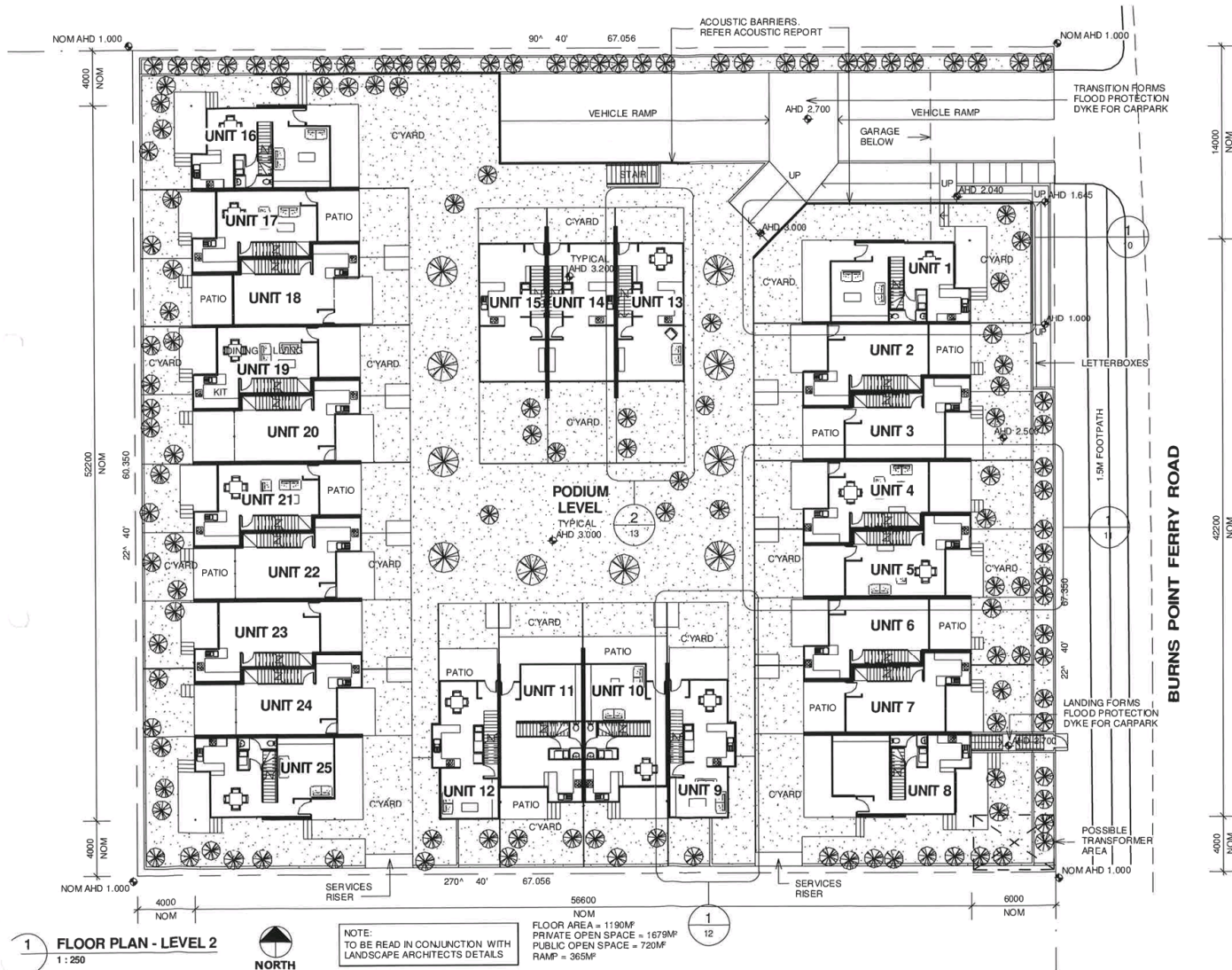
project title
BURNS POINT FERRY ROAD DEVELOPMENT
LOT 1 DP 522558
drawing title
LEVEL 1 PLAN UNDERGROUND CARPARKING

job number 3117
drawn by MB
date APRIL 2012
scale @ A3 1 : 250
0m 2.5m 5m 10m

drawing number / revision
DA 02 A

BURNS POINT FERRY ROAD

8.2 **DA 2014/377 - Multi Dwelling Housing - Burns Point Ferry Road.DOC**



1 FLOOR PLAN - LEVEL 2
1 : 250



NOTE:
TO BE READ IN CONJUNCTION WITH
LANDSCAPE ARCHITECTS DETAILS

NOM
FLOOR AREA = 1190M²
PRIVATE OPEN SPACE = 1679M²
PUBLIC OPEN SPACE = 720M²
RAMP = 365M²

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project title
BURNS POINT FERRY ROAD DEVELOPMENT
LOT 1 DP 522558
drawing title
LEVEL 2 PLAN PODIUM LEVEL

job number 3117
drawn by MB
date APRIL 2012
scale @ A3 1 : 250
0m 2.5m 5m 10m
drawing number / revision
DA 03 A

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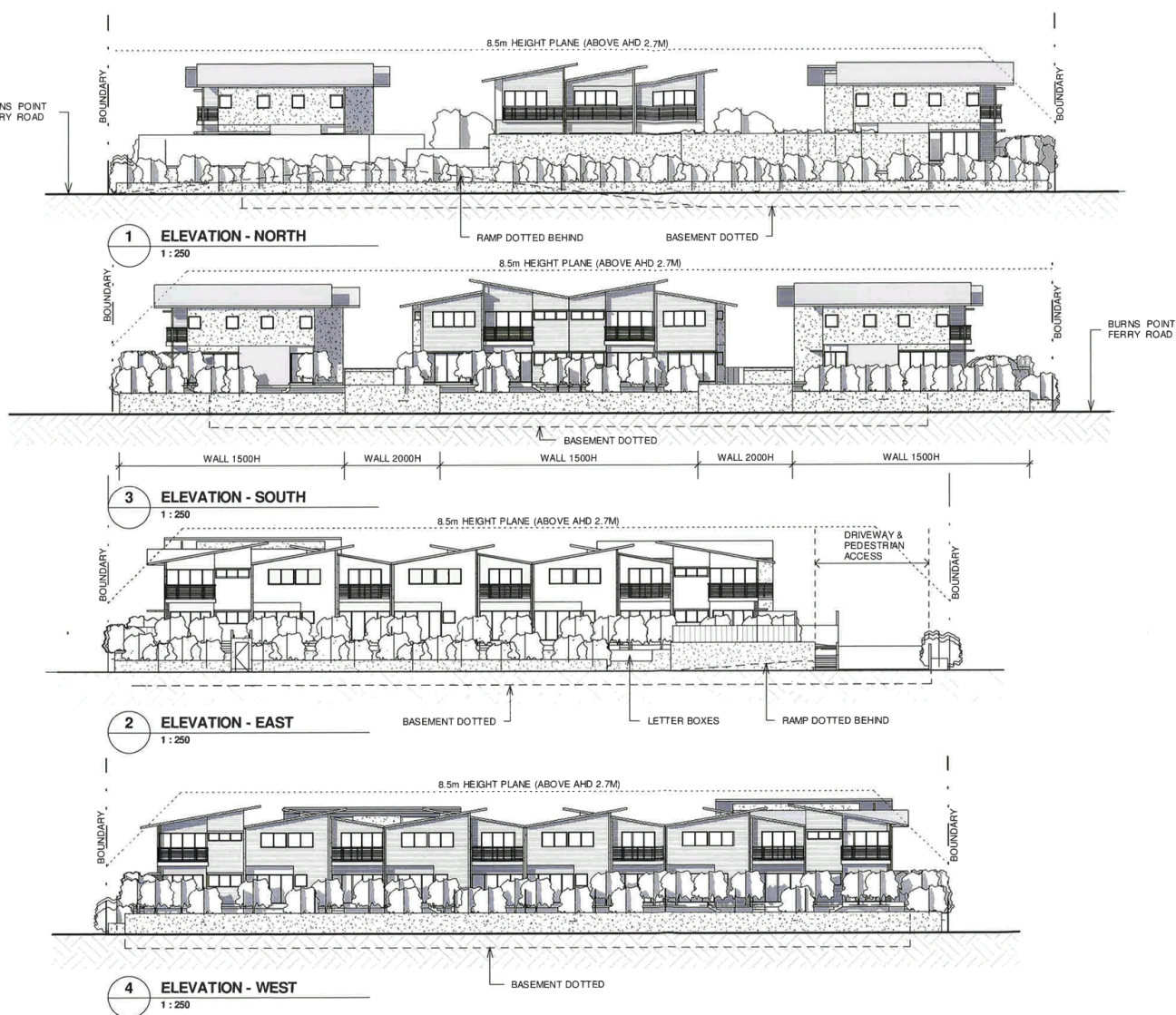
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project title
BURNS POINT FERRY ROAD DEVELOPMENT
 LOT 1 DP 522558
 drawing title
LEVEL 3 PLAN UPPER FLOOR

job number 3117
 drawn by MB
 date APRIL 2012
 scale @ A3 1 : 250
 0m 2.5m 5m 10m
 drawing number / revision
DA 04 A

BURNS POINT FERRY ROAD

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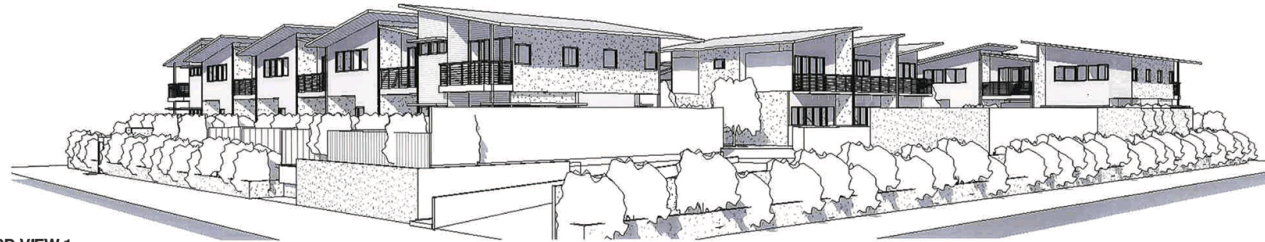
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project title
BURNS POINT FERRY ROAD DEVELOPMENT
 LOT 1 DP 522558
 drawing title
ELEVATIONS

job number 3117
 drawn by MB
 date APRIL 2012
 scale @ A3 1 : 250

 drawing number / revision
DA 20 A

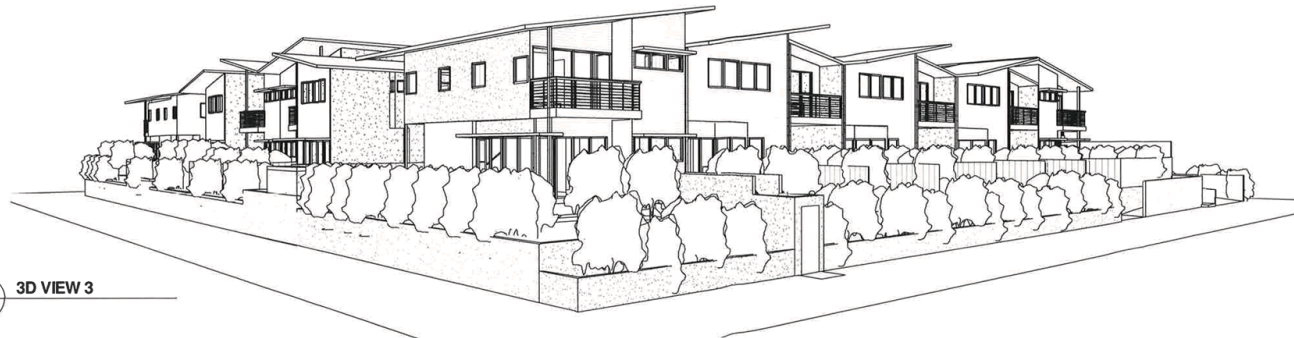
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1 3D VIEW 1



2 3D VIEW 2



3 3D VIEW 3

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**BURNS POINT
 FERRY ROAD
 DEVELOPMENT**
 LOT 1 DP 522558
 drawing title
3D VIEWS

job number 3117
 drawn by MB
 date APRIL 2012
 scale @ A3

drawing number / revision
DA 30 A