

Attachment 8 – Public Submissions

RECEIVED
22 MAR 2023

COUNTER

RES ADDRESSES: 8 WESTLAND DRIVE
BALLINA NSW 2478

POSTAL ADDRESS: PO BOX 976
BALLINA NSW 2478

TELEPHONE NO: 02 6686 2679

DATE: 20TH MARCH 2023

RE DA NO DA 2022/75

PAN-193434 AND PPSNTH-069

REFER YOUR LETTER DATED 15TH MARCH 2023.

MOST OF THE DAMAGE FROM THE FLOODS LAST YEAR TO HOMES IN HORIZON DRIVE, WESTLAND DRIVE AND QUAL PLACE WAS CAUSED BY THE SCHOOL. THE APPROVAL BY THE NORTHERN REGIONAL PLANNING PANEL TO APPROVE THE BUILDING OF THE LARGE HALL ON THE CORNER RIVER STREET AND HORIZON DRIVE SHOULD NEVER HAVE BEEN ALLOWED. THE LAND WAS FILLED HIGHER THAN STREET LEVEL, SLOPES TOWARDS HORIZON DRIVE, POOR DRAINAGE WHICH CAN'T cope WITH HEAVY DOWNPOURS. ALSO IT IS BUILT ON A FLOOD RETENTION AREA.

A NUMBER OF HOMES IN THIS AREA ARE STILL UNLIVABLE AND WILL BE FOR SOME TIME TO COME

AFTER THE FLOODS THE LORD MAYOR STATED "WE WILL HAVE TO DO THINGS DIFFERENTLY IN FUTURE TO MAKE SURE SAME PROBLEMS DON'T HAPPEN AGAIN."

APPROVING THIS APPLICATION FOR EMMAUEL COLLEGE THE SAME PROBLEMS WILL HAPPEN AGAIN - ONLY WORSE.

AFTER SPEAKING WITH NEIGHBORS OTHER NEARBY RESIDENTS THE ANSWER IS THE SAME. EVERYONE IS AGAINST THE APPROVAL OF THE EXTENSIONS.

SOME STUDENTS AT THE SCHOOL HAVE SAID THEY DO NOT

NEED ANY MORE CLASSROOMS.

IF APPROVED AND AFTER COMPLETION AND AFTER HEAVY RAIN FLOODS THE SAME PROBLEM OCCURS HOW WOULD COUNCIL DEVELOPERS FEEL IF RESIDENTS Banded TOGETHER AND TOOK OUT A "CLASS ACTION" AGAINST YOU TO RECOVER COSTS DAMAGES TO REPAIR HOMES AND COVER ACCOMMODATION EXPENSES (MILLIONS OF DOLLARS)

MY ANSWER IS THE SAME AS PREVIOUS LETTER
NO

SINCE THE FLOODS LITTLE WORK HAS BEEN DONE APART FROM REPLACING THE WOOD CHIP IN THE GARDENS WHICH WAS WASHED DOWN THE DRAINS. BLOCKING THEM. AS YET DRAINS HAVE NOT BEEN CLEANED OUT

KEVIN ARMITAGE

P.S. THE LAST MONTH LARGE PILES OF DIRT HAVE BEEN DELIVERED TO THE SCHOOL AND DUMPED NEAR THE HALL AND PLAYING FIELD TOGETHER WITH MACHINERY. ALSO A MOUND HAS BEEN BUILT ALONG RIVER STREET FRONTAGE - ABOUT ONE FOOT HIGH INSIDE THE FENCE. AFTER THE RAIN WE RECEIVED OVER THE PAST FEW WEEKS WATER IS SITTING BETWEEN THE MOUND AND THE FENCE - SIGNANT IF WE HAD RECEIVED THE RAINFALL PREDICTED WATER WOULD HAVE FLOWED ONTO THE FOOTPATH AND ROAD AND FLASH FLOODING - LACK OF DRAINAGE, WATER JUST LAYING ON THE GROUND STAGNANT - BREEDING GROUND FOR MOSQUITOS.

From: Marilyn Chaseling <marilyn.chaseling@outlook.com>
Sent: Friday, 19 August 2022 10:11 PM
To: Georgia Lee; Ballina Shire Council
Subject: Objections to DA 2022/75
Attachments: Chaseling_Objection to Development DA202275.pdf

Dear Mrs Lee and Ballina Council

Please find attached my objection to the Newton Denny Chapelle Proposal DA 2022/75. The proposed project is on flood-prone land owned by the Emmanuel Anglican College, West Ballina, which borders River Street and Riverbend Drive, a road that adjoins Burns Point Ferry Road to the south.

Please acknowledge receipt of this email.

Your sincerely

Dr Marilyn Chaseling
13 Burns Point Ferry Road
Ballina 2478
0437 259 185
marilyn.chaseling@outlook.com

To: Ballina Shire Council
Ballina Councillors

Date: Friday, August 19, 2022

Re: Development Number DA 2022/75

Developer Newton Denny Chapelle

Site 62 Horizon Drive, West Ballina
Lot 1 DP1278708
Actually, corner of River Street and Riverbend Drive
(which becomes Burns Point Ferry Road at its western
boundary)

Proposal:

1. The construction of a STEM & digital technology centre containing 12 senior classrooms plus breakout area and integrate staff office
2. Upgrading of existing vehicular access, bus bay and car parking supply
3. Removal of vegetation, earthworks and infrastructure works
4. Amendments to the Master Plan for the Educational Establishment and associated increase in student and staff numbers
- 5.

From: Dr Marilyn Chaseling
13 Burns Point Ferry Road
Ballina 2478
marilyn.chaseling@outlook.com
Ph: 0437 259 185

This is a letter of objection to the Newton Denny Chapelle Proposal DA 2022/75 as detailed above. The proposed project is on flood-prone land owned by the Emmanuel Anglican College, West Ballina, which borders River Street and Riverbend Drive, a road that adjoins Burns Point Ferry Road to the south.

My husband and I have lived less than 250 metres from the proposed development site at 13 Burns Point Ferry Road, Ballina, for the past 18 years. The problem with the proposed site at Emmanuel Anglican College is that it is flood prone as evidenced by the following:

1. The proposed site has always been inundated with at least 500 mm of water during king tides. Filling that land and then building on it will exacerbate West Ballina's flooding problems.

2. The extent of the water problem on the proposed site can be seen from a photo taken during the March 2022 Ballina floods by David Lowe from the *Echo*. The photo shows the proposed site as a sea of water and accompanies a 19/8/22 article by David Lowe titled “West Ballina Locals Concerned About New Flood Risk”.¹



Land adjoining the new EAC auditorium, underwater in the 2022 flood. Photo David Lowe.

3. Ballina-based Ardill Payne & Partners wrote in their brief for the original design of the Emmanuel Anglican College buildings:

The Brief: The client came to us wanting Civil and Structural Engineering solutions for a k1 – k12 school, which provided all the variety in building types and land uses such a school requires. **The school is sited on weak alluvial soils, which required filling for flood immunity resulting in large (400mm) settlement issues for the site.**²

My husband and I, along with many other West Ballina residents, are currently displaced from our home as a result of the March 2022 Ballina flood "that was never supposed to happen!" That flood has and continues to devastate the lives of many Ballina residents and other Northern Rivers residents in New South Wales.

Whilst we cannot control the rainfall nor the amount of water that comes into Ballina from the catchment, Ballina Council and the State authorities do have the authority to prevent any further development on flood-prone Ballina land including DA 2022/75.

I request that Ballina Council and the State authorities deny this DA 2022/75 request.

Yours sincerely

Marilyn Chaseling

¹ <https://www.ardillpayne.com.au/emmanuel-anglican-college/>

² David Lowe, 19/8/2022 “West Ballina Locals Concerned About New Flood Risk”, The *Echo*, <https://www.echo.net.au/2022/08/west-ballina-locals-concerned-about-new-flood-risk/>

W & D Suttle

PO Box 8016

West Ballina NSW 2478

RECEIVED

19 AUG 2022

RECORDS

17 August 2022

Dear Sir/Madam

Notice of submission for the following D/A.

DA No: DA 2022/75

Applicant: Newton Denny Chapelle

Determining Auth: Northern Rivers Planning Panel- Ref No. PPSNTH-169

Lot 1 DP 127808, 62 Horizon Drive , WEST BALLINA.

Our objections are:

1. Increase in school traffic. Drop off and pick up is very dangerous at present and will only get worse. Parents stop in no stopping areas, dart in front of cars when entering drop off zones. These so called drop off zones are used as car parks.
2. There is not enough available parking at present the extra school rooms will bring more parking and congestion problems. We have on several occasions asked parents not to pull up and park across our drive way.
3. We have grave concerns with the raising of land for construction this will only add to more water flow problems causing more flooding to occur.
4. The latest development has caused major problems with water flow causing flooding they have altered the way the water is directed unable to escape due to the raised height of the land the buildings are constructed on .

5. Its clear the land area is not big enough to allow continual development of the school. It should have campuses at different locations around the Ballina Shire which would solve most of the problems . (Flooding and traffic congestion).The school has at present, pre school to year 12 and before and after school care. With the proposed new development will only add more problems expressed.

Finally as rate payers were not informed about loosing our off street parking or the construction of the crossing island between our home 49 and neighbours 47 Horizon Drive after the construction of the school hall and classrooms built directly opposite our property. What hidden surprises don't we know about?

Kind Regards,

Wayne & Deborah Suttle

49 Horizon Drive

West Ballina 2478 NSW

Proposed Development application by Newton Denny Chapelle

DA No 2022/75

Pan 193434 & PPSNTH - 169

Address 62 Horizon Drive West Ballina

From David & Margaret Foster

Address 53 Horizon Drive West Ballina

DA Notification & Increased traffic concerns

Dear Georgia,

We were advised by Val King (1/1 Quail Place west Ballina) via letter addressed to Val of the DA 2022/75 application submitted by NDC on Friday 5th August 2022. As can be seen by our address we reside on the corner of Horizon & Westland drives which is directly opposite school offices/childminding centre. Georgia we are of the opinion all ratepayers in this estate should have been advised of DA application on the 19th July as was done for Val King. Fortunately we were not away travelling. (not good enough)

As stated we live opposite the school entrance so we are directly impacted with parents drop off & child collection times including bus service from 0830-0900 & 1430- 1515. At these times vehicle numbers are extremely heavy & at times dangerous for pedestrians & vehicles from 51- 71 Horizon drive (including even numbered side of Horizon) & from Westland drive to Quail place. This was stated previously by residents before last addition (Walker building) which we believe did not alleviate the curbside parking during school times. Increased car parking spaces at school did not solve this issue as stated. We are retirees so we ensure we do not use Horizon drive during these times when possible.

The DA application does not state the increased numbers of students the additional classrooms will hold for Y12 students. We are assuming 12 senior classrooms / break area / integrated staff offices will be built to accommodate increased pupil & teacher numbers which again will increase vehicle numbers. Majority of students with a drivers licence would drive a car to school daily. Could this amount to an extra 96 students being accepted at school all with a car & licence ? (8 x 12) not including teachers & office staff.

West Ballina flooding concerns

Flooding on the east coast of Australia 2022 was unprecedented & devastating to thousands of people which obviously includes the Far North Coast of NSW, our area

The majority of homeowners were virtually unaffected except for road closures, inability to attend work, retail & school services etc unless they had relatives or friends affected.

If so they then became aware of the mental & physical traumas the affected were experiencing. For those who were directly affected & still are it has been an extremely traumatic, challenging & desperate experience.

We are extremely fortunate we only had water in our double garage attached to our home but as army trucks & 4 wheel drives were driving around in flood waters we had water coming through our entry doors facing west from the wake they were creating. Unable to

prevent this from happening but fortunate only tiles in these areas. Majority of homes had flood water in their homes for days **twice** in March.

If the water rose a further 4cm then our carpeted bedrooms were under water. (1st flood) I am only 68 years of age and consider myself very lucky with the end result as a large number of residents here are much older with some single now so can only imagine the stress & trauma they went through mentally & physically. We do know as we have spoken to numerous residents affected.

DA 2022/75

1. How many extra car parking spaces to be located on school land
2. Require traffic flow positions entering & exiting school included in DA
3. Does the new construction site proposed require further landfill & if so amount of fill required & Identify area to be increased in height.
4. As of 16/08/22 only 1 DA sign proposal is posted on school boundary. Signage is Posted on River street next to bus shelter between R/street & R/bend entrance.
5. Have the residents living in this area been given sufficient time to respond to DA Proposal given flood circumstances this year. Do not believe we have.
6. There are two reports to be released to the public with recommendations in relation to the 2022 floods with we hope professional responses & reasons why these floods caused the damage they have including the inadequacies in forecasting of the height of flood & what can be achieved for the damage prevention of this event re-occurring in the future if possible.
Limiting the or decreasing the level of damage to residents such as those living in the Ballina & surrounding shires.
These two reports, one independent may give all of us reasons why we ended up in such an expensive & demoralising situation this year.
7. Is it time for another school to be built and positioned between North Ballina & Lennox Head & if so the North creek bridge reconstruction should be given approval to alleviate traffic & demanding pressure on this school located @ Horizon drive.

Flood reports

We the residents now need to read, digest & understand these reports before we can make an educated & informed decision regarding this DA application from Emmanuel College. If the report recommends a hold on landfill projects for a period of time then this development should not proceed or be given approval.

If we take note of the changes in my close vicinity over the previous 10 years or so we have a number of projects that may have contributed to the severity of flooding in this area.

- a. Bunnings landfill
- b. Emmanuel college landfill
- c. Unfinished project on Ferry boat road & River street landfill

The residential development which is located behind the Rugby field, Kalinga street area. The height of those blocks are a disastrous result for the existing, low lying homes that have been given approval to build there in the past. Should have been left as fields for athletics &

all school usage & in flood times for water to level out. Where does all that flood water now level out to ? Obviously the lowest lying areas as water does I believe.

We are requesting with urgency that projects that require substantial landfill be put on hold until all reports on recent flooding are placed in the public domain so informed decisions can be made on the future & safety of our small estate.

Yours truly. David & Margaret Foster

We have both resided in Ballina shire since year 1960

From: Joanne Patch <joanne.l.patch@gmail.com>
Sent: Wednesday, 17 August 2022 9:45 PM
To: Ballina Shire Council
Subject: Objection to DA2022/75, Newton Denny Chapelle, Lot 1 DP 1278708, 62 Horizon Drive, West Ballina

Dear Ballina Council,

I am emailing in response to the development proposal DA2022/75, lodged by Newton Denny Chapelle to add additional buildings at the Emmanuel Anglican College site, to increase parking and student capacity.

I **oppose** the development application completely.

I live in Horizon Drive and the traffic and congestion in our residential area is already ridiculous around school drop off and pick up times. The streets are not wide enough to manage the amount of traffic, especially the buses. Cars are having to pull over to the side of the road to allow the buses to pass because there is not enough room for both vehicles. We can't reverse out of our driveway in the mornings or afternoons because of the traffic. The streets are increasingly damaged with potholes from the volume of traffic, especially Barlows Road. Increasing this activity is unreasonable for the people living in the surrounding streets. When we purchased the land to build our home the planning for the Estate did not include a school the size of which Emmanuel College has grown to be. The safety of the residents and students should be prioritised as the potential for an incident to occur is significant, especially on the bend of Horizon Drive at the entry to the car park. My children catch the bus from Emmanuel to the interchange in town and have reported several near misses where they have almost been hit by cars entering and exiting the car park. Near misses with children and cars at the school is a regular occurrence and there is no traffic control in place at all, it is unsafe now and increasing the volume will only increase the risk.

In addition to this is the recent flooding in West Ballina. The February/March floods were unprecedented, but the impact of the additional buildings on the Emmanuel site obviously had a role to play in the flooding of the surrounding streets and homes. The water was cutting off the road between Bunnings and the new school hall well before the streets closer to the river were impacted by flood water. The increased landfill on the school property resulted in water funnelling down the streets and flooding homes where previously the land acted as a catchment for this water. If the building works are approved can you guarantee the infrastructure to support the environmental changes will cope with the consequences of adding landfill to this site? It was heartbreaking to be a part of, and something I wouldn't wish upon anyone.

There just isn't room to extend the school, we live in this space, and these are our homes. It is unreasonable for the residents in the surrounding streets to have to contend with an increase in traffic and associated noise, buildings, activity and the potential for more serious flooding. It is no longer a peaceful area to live in. Please no more.

Thank you for the opportunity to comment.

Joanne Patch

41 Horizon Drive

West Ballina NSW 2478

E: joanne.l.patch@gmail.com

M: 0422 820 462



7 Westland Drive
West Ballina NSW 2478
12th August 2022

Submission to the **Northern Regional Planning Panel** re: Ballina Council DA 2022/75
Emmanuel College extension 62 Horizon Drive West Ballina. Your Reference **PPSNTH-169**

My name is Vivienne Gorec and I reside at 7 Westland Drive West Ballina.
The School has applied for another DA to extend the school (more hard surfaces).

I know you don't realise the repercussions when you approve anything but what has happened is criminal. If someone had dropped a Bomb and caused so much destruction there would be hell to pay. People have lost their homes (not only the structure but the safe feeling) it's now 7 months and the amount of homes still unlivable, not for the want of trying, but caused by insurance companies delays and the lack of tradesmen. The house is the only major security in their lives and are now been devalued. The Insurance has been put out of reach by the Insurance Companies and all this has not been caused by anything they did but by **GREED**.

This area has never seen a flood in **37years** because the huge retention pond collected all the flood waters. The retention pond was twice the size of the Bunnings block and held mega litres of water. You **approved** the filling of the retention pond in the 2018 DA without consideration of the residents being flooded by this error. The Ballina Council **refused** the DA but because the value of the project was over 5 Million (6.8 mil) you approved it. Also to complete the disaster the Ballina Shire Council (BSC) widened River Street (the main road) put in gardens and covered them in wood chip. The minute the water come over the gardens it washed the wood chip into the drains and blocked them. Since then the BSC has cleared the wood chip from the drains and put it back on the gardens (ready for the next storm) which from what the weather bureau said will be in September.

The amount of properties still not livable is becoming a problem for the residents so much so the amount of people suffering with PTSD and severe anxiety is becoming an issue. At a meeting yesterday a man interviewed by the press had a problem with his nose starting to bleed. When it starts to rain we all go into melt down. Even the pets are showing signs picked up from their owners. People are still living in caravans on their front drive and their houses are empty and they have had their caravans broken into and their possessions stolen.

I am against the new DA for several reasons: 1. **Fix up the problem caused by the last DA before even thinking about this new one.** 2. Solve the drainage problems (Horizon Drive where this School is only has 2 Storm Water Drains) and a lot of hard surfaces running down to the road. 3. Where are all these extra buses going to be parked? 4. Where is the extra car parking for these 12 class rooms?

DON'T APPROVE ANYMORE DA'S BEFORE YOU GET THE DRAINAGE SORTED so the residence don't have to worry about their properties being drowned.

The amazing thing is that no one from the school has approached anyone offering a hand.
So much for being a CHRISTIAN ps. I'm CofE.

Regards,

A handwritten signature in dark ink, appearing to read 'V. Gorec', written in a cursive style.

Vivienne Gorec

cc. Tamara Smith,

Jeff Johnson,

Ballina Shire Councillors,

Northern Regional Planning Panel

10/7/22

REGARDING DEVELOPMENT AT PROPERTY
LOT 1 DP 1278708 OR HORIZON DR WEST BARKING
THE COLLECTOR IS GETTING FAR LARGER THAN
WE BELIEVED WOULD HAPPEN
BY FIXING MORE LAND WITHOUT MAKING A
LARGE EASEMENT TO LET THE WATER GET AWAY
IT WILL LEAD TO MORE SEVERE FLOODING IN
OUR AREA

WE EXPERIENCE FLOODING IN FEBRUARY
THE AMOUNT OF WATER THAT BURST UP BETWEEN
THE COLLECTOR AND BUNNINGS THE WATER HAD
NO WHERE TO GO BECAUSE OF THE AMOUNT OF
FILL PUT IN AT THE SCHOOL AND RIVERBED
YOU TOOK OUR AREA FROM FLOOD FREE TO
FLOOD PRONE

AND WE HAVE ENOUGH TRAFFIC GOING PAST
OUR HOME AS IT IS ~~AND~~ IT WILL GET WORSE
WHEN YOU DO BARROWS RD

NO MORE BUILDINGS NO MORE FILL

THANK YOU
C/S TORVILLE.

HORIZON DR
WEST BARKING

PO Box 871
Ballina
NSW...2478
elwright48@bigpond.com

11 August 2022

Submission to the Northern Regional Planning Panel re Ballina Council DA 2022/75
Emmanuel College extensions in Horizon Drive West Ballina. Your reference No.
PPSNTH-169

Dear Sir,

My name is Eldon Wright and I reside at 55 Horizon Drive West Ballina.
I am greatly concerned that in our suburb, where there are residents still without liveable homes as a result of the recent flooding in our area and the water damage, which of course we believe was greatly contributed to by the landfill required on the old natural retention pond land for the many buildings now existing on the school grounds, that this school has now proposed even further land fill and the building of more structures.

I know you will disregard personal comments from submission letters but I must say that in my opinion this proposal is absolutely obscene, coming from a religious entity in a suburb still recovering from unimaginable personal stress and property damage from water which the very great majority of residents blame on the new school buildings and the inadequate drains in our suburb.

To continually fill a natural retention pond upon which to put buildings is beyond normal engineering principles and I would respectfully suggest the technology in construction methods would now most certainly allow buildings to be raised on stilts of some form that would allow access below and free access for any water inundation. As far as the school proposal is concerned this would allow car parking underneath any building and shade areas for pupils and open air class rooms if required.

This proposal also presents various other problems to the community.
The adequacy of parking/student drop off / student pick up and general commercial traffic would be a problem as has been highlighted these past few years by nearby residents including myself. Should you require further information on this please ask the Principal for copies of letters from the residents regarding the problem parents and students cause in respect to parking. I will gladly send you copies of my personal letters to the school in regard to students, teachers and parents parking over driveways and restricting access to tradesmen and visitors and emergency vehicles to our private properties.

Still on the subject of parking you need to examine the school bus situation at the school.

Very very few Emmanuel students arrive by public transport. The school parking area is actually used as a public bus stop with busses picking up students for other schools in the Ballina shire. The vast majority of Emmanuel students arrive via parent's car or more increasingly their own cars.

To now have 12 new class rooms meaning at least 360 extra senior pupils with a conservative number of say 50 % driving their own cars will put a further 180 cars onto the local streets. How many new parking spaces are there in this plan when currently there is a massive under supply of car parking places for the current requirements.

You will also notice this does not include the extra additional teachers, admin staff, cleaners and grounds people with possibly an extra 20 vehicles looking for parking on our local street.

Now we should consider the highway safety. When the input road system into Ballina is finally finished the near side lane on River Street and perhaps even the far side lane will be clogged with student cars?

Traffic generation is next. How will Horizon Drive cope with another 200 cars looking for a parking spot whilst parents for the other hundreds of children are dropping off or picking up their children?

Noise should be considered for all the residents not only in Horizon Drive and neighbouring streets but also the residents in Kalinga Street.

Now that climate change is the flavour of the month you should consider the extra carbon monoxide emissions for all these extra cars idling away in residential streets whilst parents and students do their own thing.

Also be aware that property values in our suburb have already started to drop significantly and residents are not happy about this.

To be quite truthful there are almost too many items that need to be considered for this current proposal to proceed and it should be completely scrapped and a more practical and sensible solution found to all the issues that could be raised.

Yours faithfully,

Eldon Wright.

cc. Tamara Smith
Jeff Johnson
Ballina Shire councillors
Northern Regional Planning Panel members

From: Garry Lavercombe <glavers72@gmail.com>
Sent: Wednesday, 10 August 2022 2:00 PM
To: Planning and Environmental Health Support Staff
Subject: Ref: DA 2022/75 Submission

Categories: trish

Dear PEHD Ballina Shire Council

I am writing to voice my concerns regarding the proposed DA 2022/75 to Emmanuel Anglican College West Ballina. It is common local knowledge that previously the playing area bordering River St, Riverbend Dr and Horizon Dr during rain events became an extensive lake.

With the recent development of the new auditorium building which had a massive amount of landfill for the floor slab the water of course does not lay there anymore and where does all that water go - into the residential area. The recent Feb/March severe weather event proved the inadequacy of the street drainage in particular Horizon Drive and adjacent streets Claire Circuit and Newland St.

With the recent road upgrade change to River Street, Horizon Drive is now a drag strip during school terms with the huge amount of 4x4 vehicles, SUV's, cars and buses.

It is extremely dangerous at mornings and afternoons to even reverse out of your driveway.

Should this development proceed it is hoped that water drainage is considered and planned carefully to protect those who have invested in their homes in Horizon Drive where we have lived the past 22 years.

Sincerely

Garry Lavercombe
24 Horizon Drive West Ballina
Ph; 0480 308 512

RESIDENTIAL ADDRESS: 8 WESTLAND DRIVE

BALLINA NSW 2478

POSTAL ADDRESS: PO BOX 975

BALLINA NSW 2478

TELEPHONE NO: 02 6686 2679

DA 2022/75

PROPERTY: LOT 1 DP 127 8708

62 HORIZON DRIVE WEST BALLINA

ATTENTION GEORGIA LEE - PLANNING AND ENVIRONMENTAL
HEALTH DIVISION

I AM AGAINST THIS NEW DEVELOPMENT APPLICATION FOR THE
EMMANUEL ANGLICAN COLLEGE.

AT THIS STAGE WHY IS COUNCIL ACCEPTING NEW DEVELOPMENT
APPLICATIONS IN AREAS THAT WERE AFFECTED BY RECENT FLOODS.
NO APPLICATIONS SHOULD BE ACCEPTED UNTIL AFTER THE GOVERNMENT
REPORTS ARE RECEIVED SHOWING THE FINDINGS FROM THE MEETINGS
HELD AT THE BALLINA RSL CLUB IN MAY.

FURTHERMORE, OVER THE YEARS THIS COLLEGE ONCE ONE DEVELOPMENT
HAS BEEN COMPLETED THE NEXT APPLICATION FOR FURTHER DEVELOPMENTS
IS SUBMITTED.

THE DEVELOPMENT APPROVAL FOR THE BUILDING OF THE LARGE HALL ON
THE SITE CORNER OF HORIZON DRIVE AND RIVER STREET HAS BEEN A
DISASTER AND WASTE OF MONEY - IT'S A WHITE ELEPHANT - HARDLY USED -
NO EVENTS HELD - NOT EVEN AN OPENING CEREMONY.

AT LEAST HALF THE DAMAGE IN THE FLOODS, ESPECIALLY THE SECOND ONE,
TO HOUSES IN HORIZON DRIVE AND WESTLAND DRIVE NEAR COLLEGE WAS
CAUSED BY THIS HALL, PLUS SOME DRAINS AT THE COLLEGE BLOCKED
WHILE WATER BEING CARRIED OUT STOPPING WATER ESCAPING. FAILED TO
REOPEN DRAINS AFTER WORK COMPLETED.

PRIOR TO HALL BEING BUILT LANDFILL HAD TO BE USED TO ELEVATE SITE, KERB AND GUTTER INSTALLED, LACK OF PROPER DRAINAGE AREAS PUT IN TO COPE WITH HEAVY RAINFALL PLUS AREA OUTSIDE THE HALL SLOPES DIRECTLY TO HORIZON DRIVE.

DRAINS IN THIS AREA HAVE STILL NOT BEEN CLEANED OUT WITH WATER STILL SITTING ONLY ONE FOOT BELOW ROAD LEVEL AND ARE FULL OF RUBBISH. AT THIS STAGE ANOTHER HUGE RAIN EVENT WILL CAUSE MORE FLOODING. SO FAR WE HAVE BEEN LUCKY.

THE PREVIOUS LARGE FLOOD IN THIS AREA IN 2005 ALL WATER STAYED ON THE FLOOD RETENTION LAND WITH NO WATER ESCAPING ONTO THE ROADS (HORIZON DRIVE / RIVER STREET) AND NO KERB AND GUTTER WAS IN PLACE THEN.

AFTER THE RAIN EVENT LAST WEEK THE VACANT AREA ON THE COLLEGE WATER IS STILL SITTING AROUND THE INSIDE PERIMETERS IN VACANT AREAS AND IS STAGNANT. (HEALTH HAZARD - BREEDING GROUND FOR MOSQUITOES)

NEW APPLICATION WILL REQUIRE FURTHER LANDFILL TO MAKE AREA HIGHER AND IF APPLICATION IS APPROVED FLOODING WILL BECOME WORSE BECAUSE OF INADEQUATE DRAINAGE UNABLE TO COPE WITH VOLUME OF WATER.

NO BUILDINGS SHOULD EVER BE ALLOWED TO BE BUILT ON FLOOD RETENTION AREAS BY ANY COUNCILS OR PLANNING PANELS. AS THIS HALL WAS ALLOWED TO BE BUILT COUNCIL / PLANNING PANEL SHOULD BE HELD TO ACCOUNT FOR THE DEVASTATING DAMAGE CAUSED AND THE DISRUPTION / INCONVENIENCE TO RESIDENTS LIVES TO GET MAJOR DAMAGE FIXED TO THEIR PROPERTIES (HOMES VACANT / UNLIVABLE BECAUSE OF DAMAGE AND WON'T BE HABITABLE FOR SOME TIME). OVER THE YEARS THIS COLLEGE HAS NOT SHOWN ANY CONSIDERATION / RESPECT TO RESIDENTS. STUDENTS, STAFF, TEACHERS, PARENTS PARK ILLEGALLY ON DAILY BASIS. THEY PARK IN FRONT OF RESIDENTS GARBAGE BINS - HENCE BINS NOT EMPTIED (COUNCIL TRUCK CAN'T GET TO THEM OR CAN'T SEE THEM) PARK OVER RESIDENTS DRIVEWAYS, USE DRIVEWAYS TO TURN, PARK ON CORNERS, PARENTS STOP CAR IN MIDDLE OF ROAD / DOUBLE PARK TO LET KIDS OUT.

RESIDENTS HAVE COMPLAINED ON NUMEROUS OCCASIONS BUT COMPLAINTS FALL ON DEAF EARS - NOTHING DONE.

IF THIS DEVELOPMENT APPLICATION GOES AHEAD IT IS ONLY GOING TO MAKE THINGS WORSE FOR RESIDENTS

THIS NORTHERN REGIONAL PLANNING PANEL - WHO ARE THEY? WHO ELEGCTS THEM? WHAT CREDENTIALS DO THEY HAVE TO APPROVE DEVELOPMENT APPLICATIONS?

IF THIS IS THE SAME NORTHERN REGIONAL ~~PLANNING~~ ^{PLANNING} PANEL THAT APPROVED THE APPLICATION TO BUILD THE LARGE HALL AT THE COLLEGE I HAVE NO CONFIDENCE IN THEM.

NO DEVELOPMENT APPLICATIONS RESIDENTIAL OR COMMERCIAL SHOULD EVER BE APPROVED ON FLOOD RETENTION AREAS AS CAN BE SEEN BY THE DEVASTATION CAUSED IN THIS AREA AND OTHER AREAS IN THE STATE RECENTLY AND IN PREVIOUS YEARS

WHEN THIS COLLEGE PURCHASED THIS LAND MANY YEARS AGO THEY WERE FULLY AWARE IT WAS A FLOOD RETENTION AREA

I HAVE LIVED AT MY CURRENT ADDRESS OVER 20 YEARS AND THE ONLY TIME FLOODED WAS THIS YEAR.

I DO NOT GIVE DONATIONS TO POLITICAL PARTIES OR GIVE GIFTS TO COUNCIL EMPLOYEES.

I AM AGAINST THIS DEVELOPMENT APPLICATION BEING APPROVED

KEVIN ARMITAGE

8 WESTLAND DRIVE

WEST BALLINA NSW

28/7/2022

111 QUAIN PLACE
WEST BALLINA

TO COUNCIL

THIS IS IN RELATION TO DA 2022/75
REGARDING MORE BUILDINGS TO BE PUT ON FLOOD
PRONE LAND AT 62 HORIZON DRIVE

THIS AREA HAS ALREADY BEEN FILLED TO
A LEVEL WELL ABOVE THE ROAD TO ACCOMMODATE
HALL AT EMMANUEL - IT TOWERS WELL ABOVE EVERY
THING ELSE AS IT IS -

THIS APPLICATION SHOULD BE SHELVED
UNTIL SUCH TIME AS THE GOVERNMENT INQUIRY IN
RELATION TO FLOODING TWICE HERE IN BALLINA,
LISMORE & OTHER PLACES AS WELL HAVE BEEN
COMPLETED & RESULTS ARE PUBLISHED TO ENABLE
PEOPLE TO SEE WHAT ANSWERS OR SOLUTIONS THE
A INQUIRY HAS COME UP WITH & TO PASS THIS DIA
PREMATURELY WOULD NOT SEEM TO BE A SOLUTION OF
ANY KIND - CERTAINLY NOT FOR THE RESIDENTS
HERE WHO HAVE ALREADY BEEN UNDER EXTREME STRESS

I CONSIDER IT INAPPROPRIATE FOR COUNCIL
OR NORTHERN RIVERS PLANNING PANEL WHO ARE NOT EVEN
AN ELECTED BODY TO EVEN CONTEMPLATE PASSING
MORE ACTIVITY ON FLOOD PRONE LAND - EVERYONE SEEMS
TO BE SAYING - STOP PASSING PLANS FOR
BUILDINGS OF ANY KIND ON FLOOD PRONE LAND

MR HAYTER WHO LIVES AROUND HERE WAS
CERTAINLY VERY ASTUTE WHEN HE TRIED TO STOP
IT. NO BODY LISTENED THEN & NO BODY IS LISTENING
NOW EVEN AFTER THE 2 FLOODS

D. King

DA 2022/75

ENCLOSED ARTICLE IN RELATION TO PROBLEMS
EVEN SYDNEY PEOPLE ARE HAVING TO DEAL WITH

MAYBE SCHOOLS SHOULD THINK TWICE ABOUT
BEING IN RESIDENTIAL AREAS & DO SENSIBLE
THINGS LIKE BUYING ACRES OF LAND WHERE
THEY ARE NOT AS INTRUSIVE BECAUSE EVEN
HERE THERE IS NOT EVEN A BUFFER BETWEEN
SCHOOL EXPANSION & AND A RESIDENCE JUST ACROSS THE
FENCE

N. King

Locals at war with school over \$46m expansion

Andrew Taylor

Plans to build new classrooms and a dance academy at an exclusive private school have been condemned by residents and a local council that say the proposed building is too large and will affect neighbouring properties and worsen traffic congestion.

Pymble Ladies' College submitted \$46 million plans for a five-storey building of classrooms for its junior school and science and technology labs to replace temporary classrooms. The Grey House Precinct would also include a healthcare centre, dance academy, out-of-school hours care (OSHC) facilities and a childcare centre.

The new building would open from 6.30am on weekdays for dance students, while the OSHC would open at 6.45am during school term.

There have been more than 120 public submissions, most objecting to PLC's building plans because of traffic and parking, student numbers and the design of the proposed building.

PLC principal Kate Hadwen did not answer *The Sun-Herald's* questions but said in a statement the school had consulted residents before submitting its development plans, which will be determined by the Independent Planning Commission because of the widespread opposition. "The Grey House Precinct development sits within the existing campus boundaries and will primarily provide improved academic and co-curricular learning spaces for Pymble students," she said.

"The College proactively works with the local council on an ongoing basis to identify and implement appropriate and safe traffic-calming solutions."

However, the building plans attracted many objections from residents – some of whom provided detailed submissions written by town planners – and Ku-ring-gai Council, which prompted the school to change aspects of the proposal's design.

"Council has received complaints in past years about activities at Pymble Ladies College relating to noise and lighting," its submission said.

A council spokeswoman said the suburban private school's amended plans had not resolved concerns about the height and bulk of the proposed building and its impact on residents.

She said the council was also concerned about traffic and parking, landscape design and whether the development was ecologically sustainable.

Resident Ray Barbero said Avon Road became gridlocked on school days – particularly between 8am to 9am and 2.30pm to 3.30pm – with vehicles dropping off or collecting some of the school's 2200 students.

Sydney's private schools continue to attract concern from residents and councils worried extravagant new facilities will negatively impact their neighbourhoods with traffic congestion, parking problems and oversized buildings.

Japan's consul-general complained about Cranbrook School's new sporting facilities, while police will be deployed to supervise parents dropping off and picking up children at SCEGGS Darlinghurst after complaints.

PLC was overfunded by \$1,915,901 in 2021 by the NSW government, according to a report by education economist Adam Rorris commissioned by the NSW Teachers Federation – one of more than 200 private schools given extra state government money.