

Brent Devine - Your Ref: 05_0129

From: "Faye Watson" <faye@watsonscaravans.com.au>
To: <brent.devine@planning.nsw.gov.au>
Date: 10/09/2009 13:49
Subject: Your Ref: 05_0129
Attachments: storm event 17.02.09 (5a).JPG; storm event 17.02.09 (7).JPG; storm event 17.02.09 (9a).JPG; storm event 17.02.09 (37).JPG; storm event 17.02.09 (38).JPG; storm event 17.02.09 (39).JPG; storm event 17.02.09 (40).JPG; storm event 17.02.09 (41).JPG; storm event 17.02.09 (43).JPG; storm event 31.03.09 (1).JPG; storm event 31.03.09 (11).JPG; storm event 31.03.09 (12).JPG; storm event 31.03.09 (13).JPG; storm event 31.03.09 (14).JPG

Dear Brent,

Further to our telephone conversation re the planned development Lakes Estate North Boambee Valley, I attach photos of the flooding that occurred in the area of North Boambee Road and Pacific Highway in February and March of this year. As advised Coffs Harbour did receive large amounts of rainfall during that time but the photos taken on the 17 February are of particular interest as they show what happens in this area since the housing development at the Lakes Estate was commenced and expanded and when no other area of Coffs Harbour was affected on that date. If the flooding only occurred on the 31st March when many areas of Coffs Harbour was inundated with storm water, then we would have assumed it was a 1 in 100 year occurrence but now everytime we have heavy rainfall in a short time we have water covering our driveway resulting from the runoff. This was not the case before. Pic (12) on the 31.03.09 shows the cars queued on North Boambee Road coming from the school. The entrance to the Lakes Estate was under water at this point on the right. The excess stormwater from the hills around us drains toward our property and under North Boambee Road and into the drain in front of KFC which cannot cope with the water.

We are currently in dispute with the Coffs Harbour City Council regarding their approval of a development application which was approved in December 2008 re a 1111 seat capacity church to be built on the hill immediately on our boundary to the north with associated carparking. The area is presently undeveloped and is intended to have drainage access through our property. The problem we have is where is the runoff going to go when the area cannot cope with present development let alone further paved carparking spaces of approx. 350 cars and a total area of auditorium at 2225 sq. metres. Add the further 198 housing allotments planned in the Lakes Estate immediately to our west and our property will become the 'final lake'. We have taken legal action and are currently waiting for the Lifehouse Church to draw up new plans and associated Hydrologists Report which is to be presented to us, the Council and the Church along with all our legal representatives.

I would like a Hydrologist Report done on this area as there are many existing businesses that were approved at old levels and I do not see why we should have to pay to protect the viability of our property when new developments have the potential to damage that.


I look forward to your thoughts on this matter and consider it is not good planning to only have one access road to service a large housing estate including a nursing home, a school on North Boambee Road and the planned Church especially now that it is likely to flood after heavy rain.

This is my opinion and others may not agree but the water comes from somewhere and we are on the high side of the Pacific Highway and water does not run uphill. Heaven help the businesses on the east side of the highway should proper drainage one day be installed under the highway.

The RTA are aware the intersection of North Boambee Road and the Pacific Highway is a problem.

Kind regards,

Faye

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