

## Construction update – September 2022

### Flood Recovery - Temporary accommodation sites

#### 154 – 164 Burnet St, Ballina

The Burnet St temporary accommodation site has been leased to host housing for local people who cannot return home because of flood damage.

Approximately 53 self-contained housing units will be home up to 186 people.

#### Site works

- Site works have commenced and a staged handover to our appointed community housing provider is anticipated in late October, weather and site conditions permitting.
- In the last few weeks, you may have seen crews getting the site ready and installing building foundations. Different parts of the accommodation have also been delivered, ready to be installed.
- Works may occur seven days per week from 7am to 8pm Monday – Saturday and 8am – 5pm on Sundays (with no work occurring on public holidays). To minimise disruption to nearby residents, works likely to cause significant noise will be restricted to Monday to Friday 7am to 6pm and Saturday 8am to 1pm.

#### Stormwater design

- Design and construction is being managed by John Holland Group and its specialist consultant team with oversight from Public Works. John Holland Group is a qualified builder and have an engaged an experienced design team to assess key flooding attributes and stormwater impacts.
- Where possible, the site has been designed at the existing ground level, to reduce the need for fill. Some fill will be needed for landscaping.
- Homes will be installed above the 1% AEP (Annual Exceedance Probability) flood level, in line with Council residential requirements. The modular homes will sit on a specially designed frame to enable

installation without raising the ground level across the site (refer example over the page).

- The stormwater management system for the site has been designed as a detention system with tanked structures which will keep water on site during heavy rain events and mitigate impacts to the surrounding drainage network.
- The system is used to store and slow down the surface water runoff. It can also protect the surrounding area through a controlled release to the existing stormwater network.

#### Meet the project team

- We will host drop-in sessions **at the Ballina Bears Cricket Club House, Fripp Oval** on:
  - Wednesday 21 September, 9am – 11am
  - Wednesday 21 September, 3pm – 6pm
- Feel free to drop by and ask us any questions or find out more information about the site. We will have more detail available on stormwater design, pod design and site management.
- You can also email **housingtaskforce@resilience.nsw.gov.au** or call **1300 003 227** to speak to a member of the project team at any time throughout the project. The latest information is available at [www.nsw.gov.au/floods/recovery/temporary-housing](http://www.nsw.gov.au/floods/recovery/temporary-housing)

Temporary accommodation site – 154 – 164 Burnet St, Ballina



*Preliminary site layout is indicative and may change during construction.*

Temporary accommodation site – 154 – 164 Burnet St, Ballina

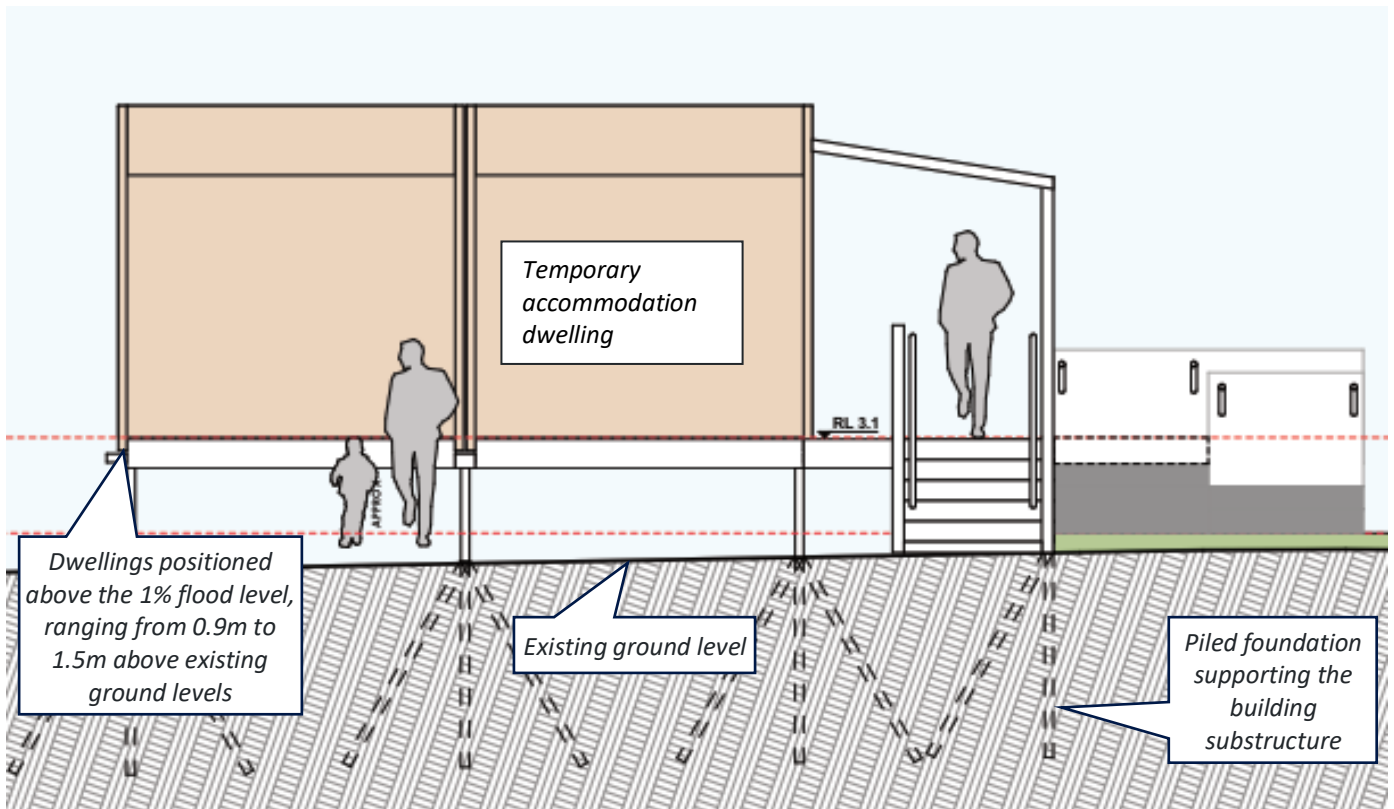


| UNIT TYPES         |                   |            |
|--------------------|-------------------|------------|
|                    | STUDIO MODULE     | 7          |
|                    | STUDIO AMB MODULE | 4          |
|                    | 1 BED MODULE      | 3          |
|                    | 1 BED AMB MODULE  | 3          |
|                    | 1 BED DDA MODULE  | 1          |
|                    | 2 BED MODULE      | 19         |
|                    | 2 BED DDA MODULE  | 2          |
|                    | 3 BED MODULE      | 14         |
|                    | 3 BED DDA MODULE  | 0          |
| <b>TOTAL UNITS</b> |                   | <b>53</b>  |
| <b>TOTAL BEDS</b>  |                   | <b>102</b> |

| LEGEND |  |
|--------|--|
|        | POWERLINES SETBACK                             |
|        | EASEMENTS                                      |
|        | SETBACKS                                       |
|        | SECURITY SHED (SIZE TBC)                       |
|        | SITE OFFICE (SIZE TBC)                         |
|        | COUNCELLING ROOM (SIZE TBC)                    |
|        | GARDEN SHED (SIZE TBC)                         |
|        | BICYCLE PARKING ( CAPACITY TBC)                |
|        | DWELLING SITE                                  |
|        | FEATURE VILLAGE ENTRY AND SIGN                 |
|        | REMOVED TREE AND TPZ                           |
|        | RETAINED TREE AND TPZ                          |
|        | FENCED KIDS PLAYGROUND AND EQUIPMENT INC SHADE |
|        | BIN STORAGE                                    |
|        | PEDESTRIAN CROSSING                            |
|        | SPEED HUMPS                                    |
|        | PEDESTRIAN SITE LINK                           |
|        | VISITOR ACCESSIBLE PARKING                     |
|        | VISITOR PARKING                                |
|        | LANDSCAPE SCREENING                            |
|        | PEDESTRIAN ENTRY                               |
|        | BBQ ZONE WITH TABLE AND CHAIRS                 |
|        | MALE AND FEMALE AMENITIES                      |
|        | JERSEY KERBS                                   |
|        | SPEED HUMPS                                    |
|        | CONSTRUCTION HARDSTAND ZONE                    |
|        | LIGHT FITTINGS AND LAYOUT                      |
|        | CD-01  |

Legend for preliminary site layout. Preliminary site layout is indicative and may change during construction.



Specially designed frame to ensure homes are above the 1% AEP flood level. Dwelling size and style vary.