

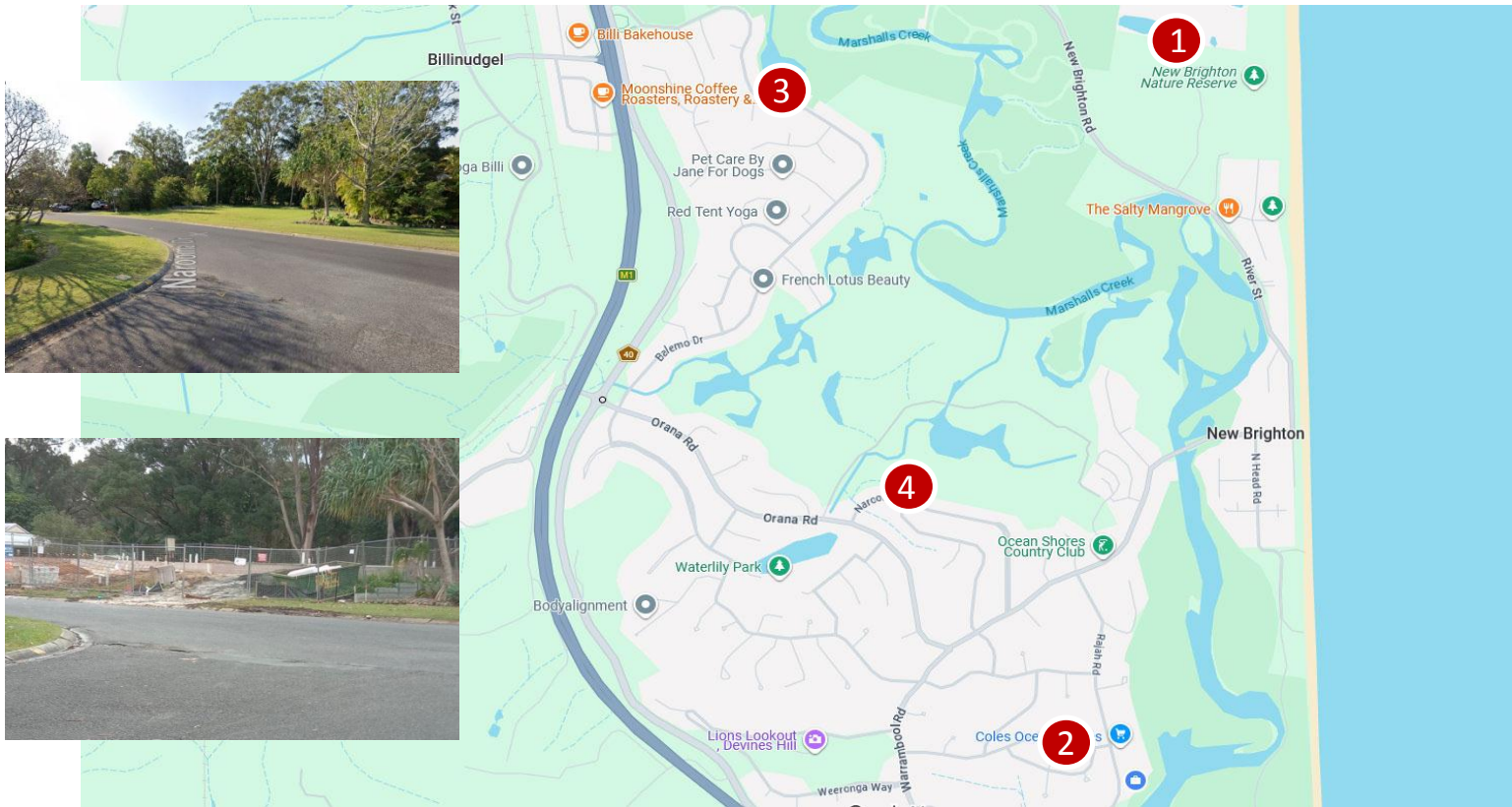
# ***Ocean Shores Fill Issue No 1***

***Concerns regarding the use of fill in  
Residential Developments on the Marshalls Creek Floodplain.***

*Compiled by Sharon Kelly - Resident of Ocean Shores Community.  
Supported by (OSCA) Ocean Shores Community Association Inc.*



Ocean Shores  
COMMUNITY ASSOCIATION



### Locations:

We are writing to **express our concerns** regarding the use of **fill in developments** located **within flood-prone areas in particular;**

1. At the end of **Byron Street**, New Brighton.
2. **Yallakool Drive**, Ocean Shores.
3. **Balemo Drive**, Ocean Shores.
4. **Narooma Drive**, Ocean Shores.

### Overview:

My understanding is that the approved development strategy for these floodplain areas was **based on dwellings being elevated on piers or similar structures, allowing floodwaters to pass beneath buildings** and preserving the natural function of the floodplain. **If this is correct**, we are **concerned** that the use of fill represents a departure from that principle.

### Building Codes & Structures:

Building on piers has long been recognised as an appropriate method of development in flood-prone locations because it maintains flood storage capacity, allows natural water movement, and minimises impacts on neighbouring properties. In contrast, the placement of fill raises land levels, reduces flood storage, and can displace floodwaters onto adjacent land, potentially increasing flood risk for existing homes, previously never flooded.

### Request:

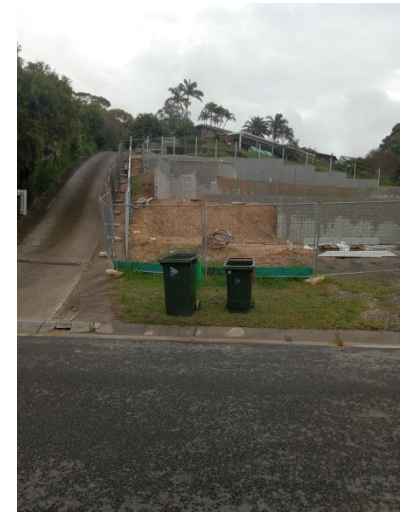
**We respectfully request** that Council provide clarification regarding its policy position and the basis upon which these developments are being assessed.

Given the history of flooding within the **Northern Rivers/North Byron Shire** and the importance of protecting both existing and future residents, we believe these questions deserve careful consideration and a transparent response.



**We therefore seek clarification from Council on the following matters:**

1. Does the approved development framework for these areas permit the use of fill, or was development intended to occur through elevated construction on piers or similar structures?
2. What assessment has been undertaken regarding the impact of fill on flood behaviour and neighbouring properties?
3. How is Council ensuring that the cumulative effect of fill across multiple developments does not adversely affect existing homes and the broader floodplain?
4. What justification exists for approving fill where elevated construction methods are available and consistent with established floodplain management practices?



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## A duty of care for the whole community:

### *Final statement and call to action...*

*The flooding of Ocean Shores can be brought to an end by careful management especially of adjoining properties to avoid artificially creating high land. This causes run off during high rainfall of water onto neighbouring properties.*

*The unblocking of creeks that have been closed off from naturally entering the ocean has created a flood bowl which backs up into the surrounding areas of Ocean Shores.*

*The natural overflow outlets along the coastline from Wooyung to Brunswick Heads have been closed in the past and now need to be re-opened in order to address the flood mitigation on Marshalls Creek Floodplain.*

*Additionally, there are concerns regarding non safe evacuable locations, size and scope of developments that also remove water absorbing greenscape. Inadequate stormwater infrastructure, roadside kerbs unable to manage stormwater shedding from these developments.*

*We ask **Byron Shire Council** to rectify the drainage issues of the excess floodwater to the creeks in order to lower the flood water levels at **peak flood time** on the floodplain.*

*Your Sincerely,  
Concerned residents who have been impacted.*