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**From:** Development North <Development.North@transport.nsw.gov.au>

**Sent:** Thursday, 23 November 2023 5:10 PM

**To:** Burt, Shannon <sburt@byron.nsw.gov.au>

**Cc:** Jeremy Gray

**Subject:** 20231123 - TfNSW comments - Byron Housing Strategy Inter Agency Meeting

Hi Shannon

Please see below TfNSW comments following the state agency meeting on Wed 15 November 2023:

- It is understood the Draft Housing Options Paper addresses opportunities for residential growth and the outcomes of the flood enquiry.
- In summary the areas identified are generally supported for investigation.
- TfNSW has had early consultation with NSWRA regarding sites B1 & B2 and though no show stoppers identified there are issues related to transport and access that need to be resolved.
- It is understood that the planning pathway for the identified sites will be articulated in a subsequent planning strategy and implementation plan.
- Transport Impact Assessment (TIA) and associated modelling is required as part of any rezoning process to identify mitigation measures (road infrastructure requirements) and to understand the potential cost implications of any rezoning.
- Investigation of public and active transport connections and facilities is necessary to achieve mode share targets necessary to reduce private vehicle use in accordance with Future Transport.
- 'Area 21: Brunswick Heads' includes land identified in the Draft Northern Rivers Resilient Lands Strategy. In particular, the site is seen as having strategic merit given its proximity to the Pacific Highway and there is opportunity to integrate with the proposed Gulgan Road (North) BILS employment area. It is noted that a TIA is required to inform the structure plan. The site should be well-serviced by existing/future public and active transport connections and the future masterplan should provide a Neighbourhood Centre to promote the 15min neighbourhood concept local trips on the interchange noting the local

centre in Brunswick Head would be a significant attracter.

- Investigation areas 11 & 13 in Bangalow directly adjoin the Pacific Highway and would be subject to acoustic considerations.
- Area 19 in Mullumbimby – 50 Prince Street - forms part of the SP2 rail corridor and need to consider intended future use of this site and potential ground contamination issues.
- Substantial population increase is envisaged for Mullumbimby and Bangalow which have existing rail stations. It is understood broader conversations are occurring regarding future use of the rail corridor and how it might support future growth.
- Area Tyagarah – 29 Buckley Road, 216 Grays Lane, 3490 Pacific Highway – appears close to Pacific Highway and could be subject to acoustic considerations. Impact on Gulgan Road Interchange, potential for public and active transport connections and provision of a neighbourhood centre to promote 15 minutes neighbourhoods would need to be considered.

Please do not hesitate to contact me to discuss further.

Thanks Liz

**Liz Smith**

Manager Development Services North

Community and Place

Regional and Outer Metropolitan

**Transport for NSW**

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I recognise and acknowledge that modern New South Wales is an overlay on Aboriginal land and that many of the transport routes of today follow songlines Aboriginal people have followed for tens of thousands of years. I pay my respects to the Aboriginal people of NSW and Elders past and present.

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Hi Shannon

Following our interagency meeting on 15 November please find below my comments regarding the Byron's Housing Strategy from a flooding perspective:

Consideration for Flood Risk

Byron Shire Council's Local Housing Strategy (Strategy) should be cognisant of the NSW Government's Flood Prone Lands Policy which aims to reduce the impact of flooding and flood liability on individual owners and occupiers, and to reduce public and private losses resulting from flooding. Earlier this year the NSW Government updated its 2006 Floodplain Development Manual to its current 2023 Floodplain Management Manual and released a guideline titled 'Understanding and Managing Flood Risk' to provide flood risk management guidance to all councils across the State. Council is encouraged to refer to these documents in formulating the Strategy.

The Strategy considers a selection of sites for greenfield development, infill development, and proposes a mix of housing types to address the various environmental considerations including flooding. The following comments are offered from a flood risk management perspective:

- intensification of floodplain development or infill development should be planned and designed in the knowledge of the flood conditions they will experience
- consider the implications of flooding over the full range of floods including the Probable Maximum Flood (PMF)
- design building codes to support the compatible and resilient housing types to reduce flood damage costs
- avoid development in the hydraulic hazard categories H5 and H6 as these categories pose a high risk to life
- development in low flood islands must consider the impact of PMF flooding and the vulnerability of their occupants
- the increase in population in a floodplain must consider emergency management arrangements and the evacuation limitations
- where there are emergency management constraints consider the minimum floor levels required for shelter in place and comments from the SES sought
- cumulative impacts of multiple development within a floodplain may cause adverse flood impacts to the surrounding and therefore should be addressed
- consideration of climate change impacts
- consideration of overland flooding impacts (DPE has provided funding to Council to undertake these in 2022/23)
- a flood study to cover the Bangalow floodplain is required (Council can apply for DPE funding to undertake this in February 2024)

Council's Local Housing Strategy should utilise its 2020 North Byron Flood Study and 2020

North Byron Flood Risk Management Plan to guide its planning and consideration of the above dot points.

Regards

Toong CHIN

Principal Floodplain Officer (North East)

Biodiversity & Conservation Division \ Environment & Heritage Group

Department of Planning & Environment

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