

# Preliminary Assessment

## North Byron Shire Parklands



## Tweed Valley Way and Jones Road, Wooyung.

**Prepared for:**  
**North Byron Shire Parklands**  
**A project of:**  
**Billinudgel Property Pty Ltd**  
**(Billinudgel Property Trust)**

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# Section

# 1

## Introduction

### 1.1 Purpose and Structure of this Report



This report and accompanying Major Project Application Form (see **Appendix A**) constitute a Preliminary Assessment for the North Byron Shire Parklands (NBSP) project. The project is to establish a sustainable cultural events site within an enhanced ecological setting<sup>1</sup>. The project is a Major Project pursuant to Section 75E of the Environmental Planning & Assessment (EP&A) Act and Clause 6 of the State Environmental Planning Policy (Major Projects) 2005.

The structure of this report is as follows:

Section 1 - Introduction - introduces the report by describing the report structure and giving a brief project background.

Section 2 - The Site and Locality - describes the site and discusses the context of the land in its immediate and broader locality.

Section 3 - Project Description - describes the project and its stages.

Section 4 - Consultation - describes the consultation undertaken to date with government agencies, Byron Shire Council and various community groups and individuals.

Section 5 - Statutory Planning Assessment - examines the consistency of the project with the provisions of relevant state,

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<sup>1</sup> In a technical landuse sense various parts of the site are sought to be used for different landuses. The Spine Road connecting the 2 existing farm properties is sought to be used for purposes of a "road". Car parking areas in the southern part of the property and event areas/camping areas/parking and back of house facilities in the northern part of the site are sought for approval for the purposes of a "place of assembly". The conference centre is sought for approval for the purposes of a "rural tourist facility" and approval for the cultural centre is sought for the purposes of a "rural tourist facility".

regional and local planning policies and objectives, statutory instruments and legislation.

Section 6 –Issues and Actions - describes the issues relevant to the project and strategic actions proposed with the preparation of the formal Part 3A application.

## 1.2 Project Background

The need for a purpose built cultural event site has been widely recognised in Byron Shire for well over a decade. While cultural tourism, in the form of festivals and events, strongly contributes to employment and the local economy, no dedicated site to host events is available in the Shire. The necessity for a purpose built sustainable venue to host events within the shire has recently increased due to the traditional leased site in Byron Bay being identified for residential uses in the future.



In September 2006, a collective, with experienced event management skills, was formed to purchase the subject property. All stakeholders have a keen interest in music, the arts, cultural activities and the environment and have bought the 256 ha property with the intention of creating a much needed cultural arts and event site for Byron Shire.

The facility will be provided in the context of an overall site concept which includes land dedication to the NSW National Parks and Wildlife Service for wildlife corridors, creation of habitat and wildlife preservation areas and protection of Aboriginal heritage sites.

### 1.3 Project Team

An expert “project team” drawing on a range of disciplines has been assembled to produce the Preliminary Site Development Plan. The project team includes the following companies and individuals:

<b>EXPERTISE</b>	<b>CONSULTANTS</b>
<b>Acoustic Assessment</b>	<i>Dick Benbow/Anita Joh</i> Benbow Environmental
<b>Flora &amp; Fauna</b>	<i>Dr Mark Fitzgerald</i>
<b>Soils</b>	<i>Tom Nicholson</i> Coffey Geotechnics
<b>Traffic</b>	<i>Stephen Manton</i> <i>David Zohar</i> Cardno Eppell Olsen
<b>On-Site Sewer and Water Supply</b>	<i>Lindsay Varcoe</i> <i>Nathan Zurig</i> <i>Neil Sutherland</i> Gilbert and Sutherland
<b>Landscape Architecture</b>	<i>Sheryn Da-Re</i> Design Team Ink
<b>Civil Engineering</b>	<i>Tony Cromack</i> Ardill Payne & Partners
<b>Architecture</b>	<i>Roderick Simpson</i> <i>Richard Leplastrier</i> Leplastrier Wilson Simpson
<b>Bushfire</b>	<i>Barry Eadie</i> Barry Eadie Consulting Pty Ltd
<b>Survey</b>	<i>Graeme Calnan</i> Ardill Payne & Partners
<b>Mosquito Assessment</b>	<i>Darryl McGinn</i> Mosquito Consulting Services
<b>Solid Waste – Project Management</b>	<i>Matt Morris</i> Global Protection Agency Pty Ltd
<b>Town Planning</b>	<i>Steve Connelly</i> S J CONNELLY CPP PTY LTD and <i>Rob Doolan</i> Balanced Systems

# Section

# 2

## The Site, Local and Regional Context

*This section of the report introduces the site and describes the context of the land within its immediate and broader locality.*

### 2.1 The Regional Context



**Illustration No. 1** depicts the site in a regional context. The site is strategically located about 20 minutes drive north of Byron Bay and approximately 25 minutes drive south of Coolangatta. The site has excellent access to south-east Queensland via the upgraded Pacific Highway.

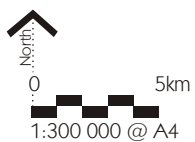
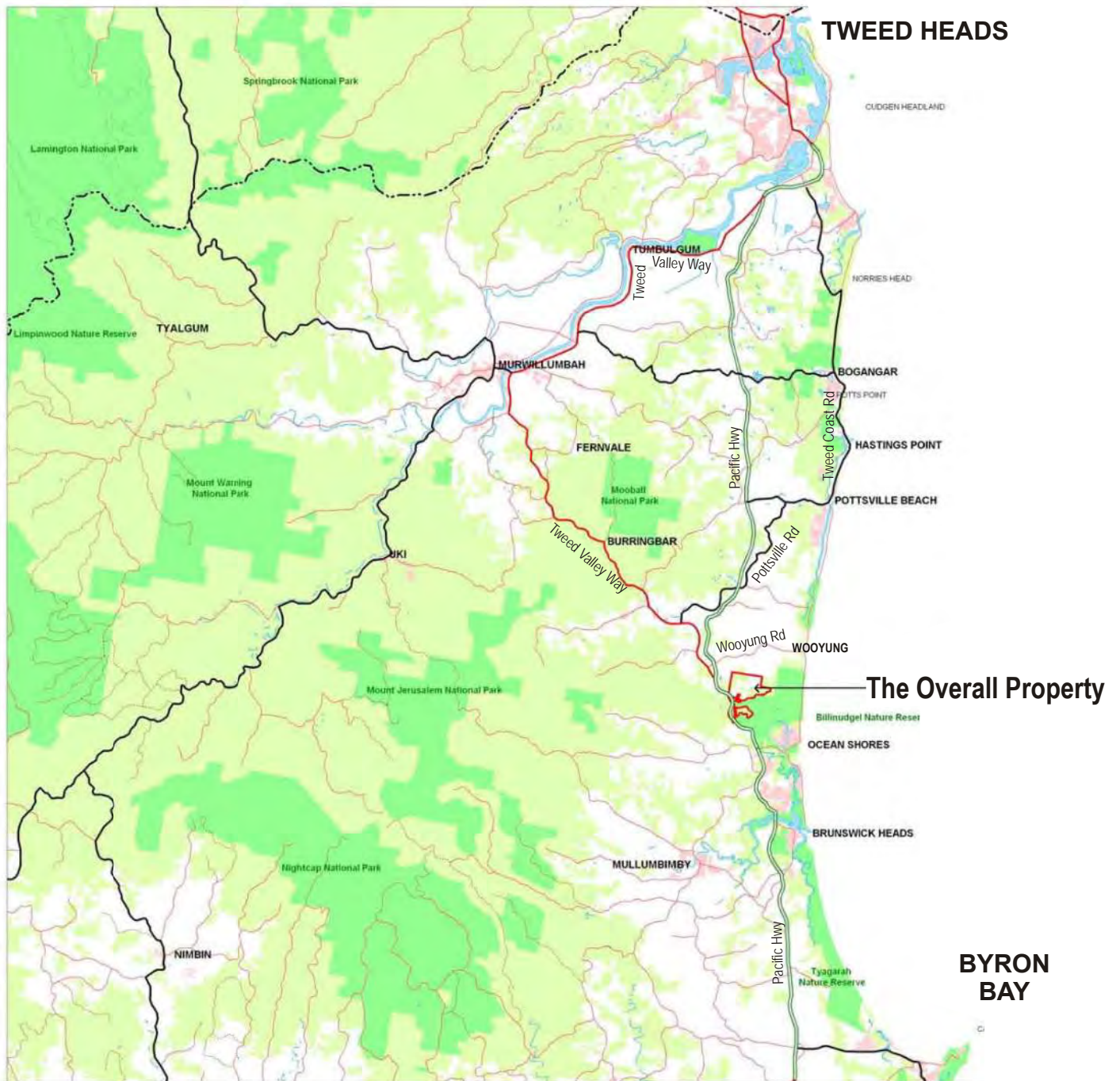
The current population of the Region is more than 228,000 and since 2001 has been increasing by an average of 2500 people each year. The community lives in the three regional centres of Tweed Heads, Lismore and Ballina; the five towns of Murwillumbah, Casino, Mullumbimby, Byron Bay and Kyogle; 36 rural and coastal villages; 110 small villages and numerous rural communities.

The Far North Coast Regional Strategy plans for an overall population of 289,000 people by 2031. This represents an additional 60,400 people or a 26% increase for the period 2006–2031.

The Far North Coast is the most biologically diverse region in NSW and the third most in Australia.

Cultural tourism is a key component of the cultural, social and economic fabric of Byron Shire. Cultural and lifestyle tourism is identified as a “key result area” in the Regional Tourism Plan and is an important component of the tourists’ reason for travel and stay.





Source: Balanced Systems  
Date: June 2009  
1287-275 region

Illustration 1  
**REGIONAL CONTEXT**





## 2.2 The Local Context

The land is located in the north east corner of Byron Shire as depicted within **Illustration 2 - Local Context**. Local communities within the north-east of the shire comprise small towns and villages such as Ocean Shores, Brunswick Heads, Billinudgel, South Golden Beach and New Brighton. The rural portions of the north-east of the shire include rural communities such as Yelgun Valley and The Pocket.

The land is located adjacent to the Pacific Highway and Tweed Valley Way, the regional level road connecting the north of Byron Shire to Murwillumbah within the Tweed Valley. The site entrance is located with convenient access to the Yelgun interchange of the Pacific Highway.

Parts of the land adjoin the Billinudgel Nature Reserve along Marshalls Ridge and within the portion of the site south of Jones Road. Portions of the site form part of the Marshalls Ridge Wildlife Corridor which connects large forest areas to the east and south-east, in Billinudgel Nature Reserve; and to the north-west, including Mt Jerusalem National Park and forested lands extending to Mt Warning and ultimately to the Border Ranges.

## 2.3 The Site

The overall property contains some 256 ha of land as detailed in **Table 2.1** below and depicted within **Illustration 3**. Only part of the property is "land the subject of the application". The extent of that land is shown in **Illustration 4**.

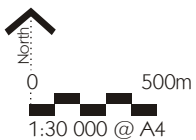
**Table 2.1 Overall Site and Zonings**

Lot/DP	Area (ha.)	Byron LEP '88 Zones
402,403,404,410/755687	121.6	1(a) (General Rural Zone) 9(a) (Proposed Road Zone)
46/755687	16.19	1 (b1) (Agricultural Protection Zone), 7(k) (Habitat Zone)
10/875112	20.91	1 (b1) (Agricultural Protection Zone 7(k) (Habitat Zone)
2/848618	31.46	1 (b1) (Agricultural Protection Zone 7(k) (Habitat Zone)
101/856767	15.91	1(a) (General Rural Zone), 7(k) (Habitat Zone)
30/880376	16.56	1(a) (General Rural Zone)
102/1001878	28.49	1(a) (General Rural Zone)
101/1001878	1.67	1(a) (General Rural Zone), 7(a) (Wetlands Zone)
107/1001878	0.1321	1(a) (General Rural Zone)
12/848618	2.425	1(a) (General Rural Zone)
12/875112 DECC	2.102	7(k) (Habitat Zone)
31/880376 & 14/875112 DECC	6	1(a) (General Rural Zone)



# LEGEND

The overall property



Source: Balanced Systems  
Date: June 2009  
1287-275 locla

Illustration 2

LOCAL CONTEXT

....



The project site is located to the north and south of Jones Road. The property is bounded on its western margin by the Tweed Valley Way and Billinudgel Nature Reserve (BNR) adjoins to the south and centrally within the site.

The southern portion of the site (south of Jones Road.) is located in the lower catchments of Yelgun Creek and Billinudgel Creek which form part of the Marshall's Creek floodplain, and the northern portion is in the Crabbe's Creek floodplain. The central portion of the overall land incorporates a low east-west oriented ridge upon which Jones Road. is located. This ridge rises to RL 30 m (AHD).

Some 66% is pasture land used for grazing while some 33 % of the site is identified within Council mapping as High Conservation Vegetation. Soils vary from dark organic loams to grey metasediment derived clays.

The current landuse of the site includes cattle grazing and environmental restoration programs.

The large site has areas of ecological and Aboriginal heritage values. The new owners, North Byron Shire Parklands (NBSP) (Billinudgel Property Trust), have entered into a Memorandum of Understanding with the local Minjungbal people to protect cultural heritage values, repair and regenerate past agricultural impacts across the site and to create opportunities for the wider community to learn more about the importance of indigenous culture.

NBSP has also reached agreement with Department of Environment and Climate Change to dedicate significant areas of important ecological land to the NSW NPWS reserve system.

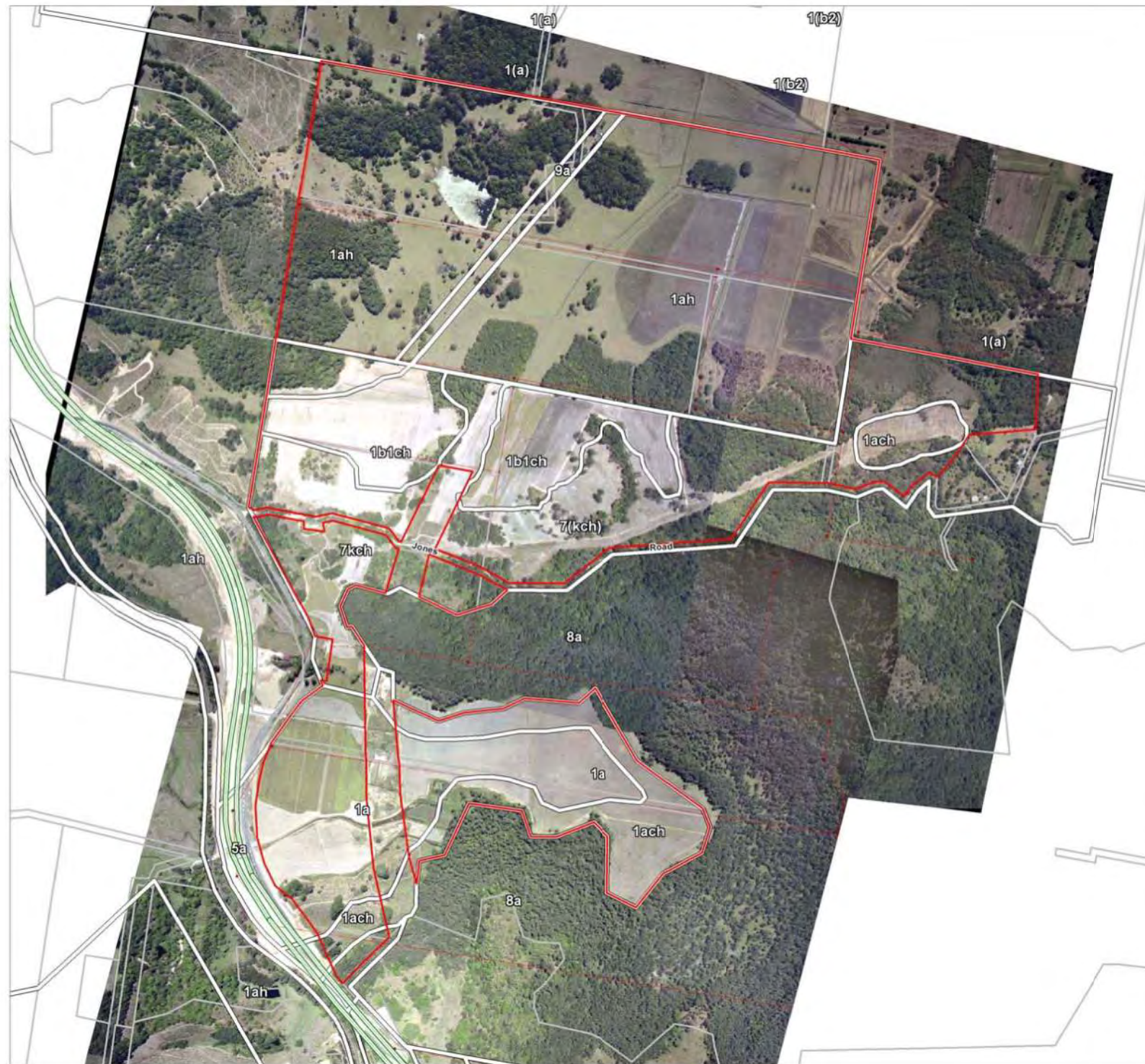


Preliminary Constraint Analysis Mapping for the whole of the site is contained in **Appendix B** to this report.

The Parklands site has been the subject of systematic and targeted threatened species surveys from 2006 to 2009, sampling flora and fauna across seasons, and in varied climatic conditions.

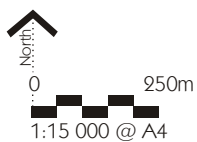
Four Endangered Ecological Communities (NSW TSC Act) have been mapped on the Parklands site, principally within forested habitats. Approximately 250 native plant species (& 50 exotic plants) are recorded from the site; including four threatened plant species and three ROTAP species (Rare or Threatened Australian Plants; Briggs and Leigh 1996). Surveys have over time documented biodiversity values of the site, with 167 vertebrate fauna species being recorded so far. Standardised bird surveys have been employed to establish baseline data on the abundance of some floodplain forest species. Eleven Threatened fauna species recorded at Parklands are all flying animals (six bird species and five bat species).

Biodiversity of the site is primarily focussed within forest habitats, with grazed pasture areas contributing <25% of the total number of fauna species records, despite occupying ~70% of the Parklands area. A biodiversity conservation management plan has been prepared for the site.



### LEGEND

- 1(a)** General Rural Zone
- 1ach** General Rural Zone - Refer to Clause 38A & Clause 38B
- 1ah** General Rural Zone - Refer to Clause 38
- 1b1ch** Agricultural Protection Zone - Refer to Clause 38A & Clause 38B
- 7(kch)** Habitat Zone - Refer to Clause 38A & Clause 38B
- 8a** National Parks & Nature Reserve Zone



Source: Balanced Systems  
Date: June 2009  
1287-275 zoning

Illustration 3

**SITE AND ZONING PLAN**

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# Section

# 3

## The Project

*This section of the report describes the project, its objectives, staging and Part 3A context.*

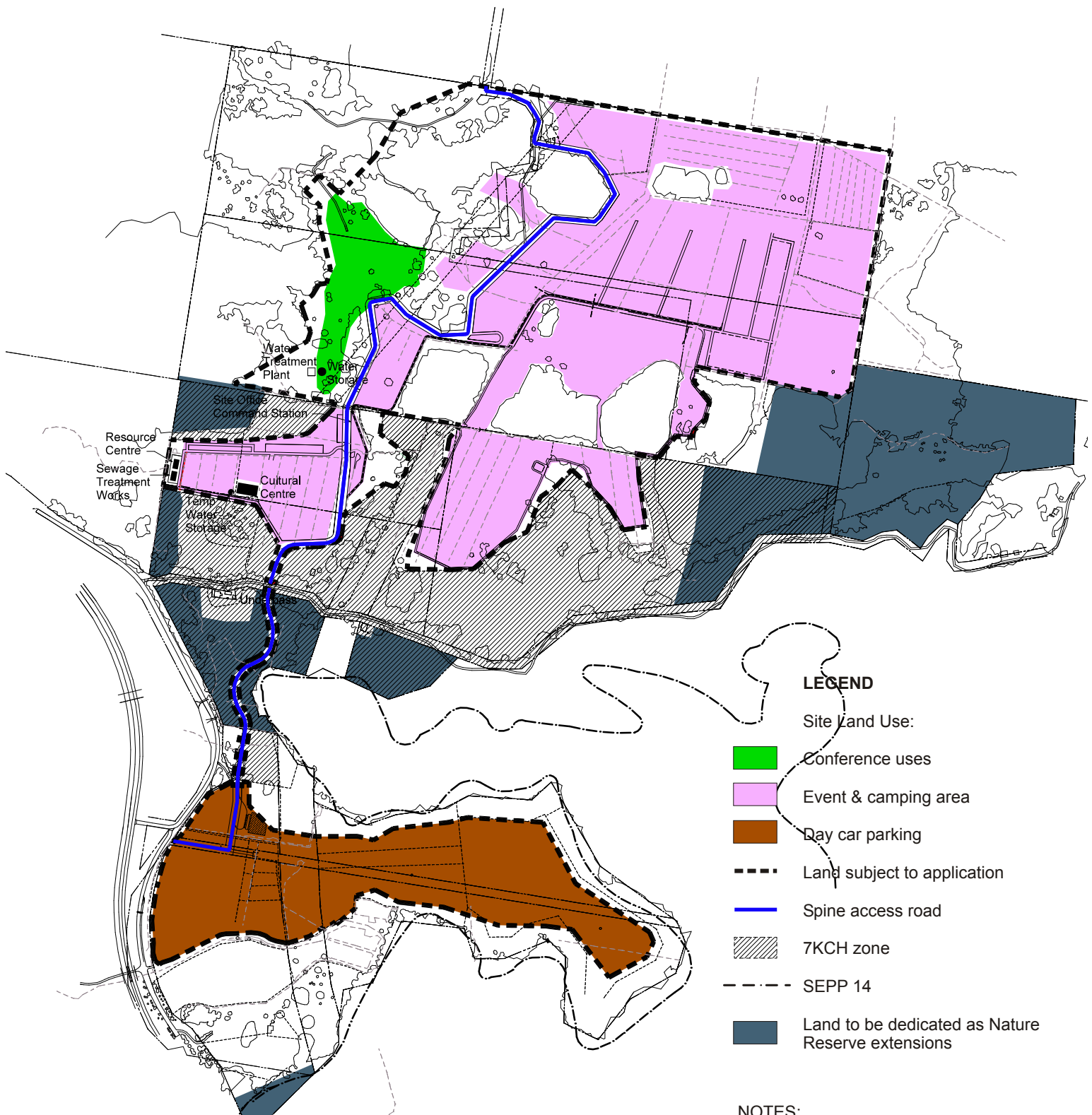
### 3.1 Project Summary

The North Byron Shire Parklands (NBSP) project will provide a purpose built venue hosting a range of events such as music festivals, field days, jamborees, gymkhanas and conferences.

The venue will be provided in the context of an overall site plan that provides important additions to the Billinudgel Nature Reserve, creation of habitat and wildlife preserves and protection of Aboriginal heritage sites.

The site plan, as depicted in **Illustration 4**, divides the land into four major zones as follows:

- DECC Nature Reserve extensions – in accordance with the agreement with DECC, over 35 ha of the site, comprising land with Aboriginal heritage, habitat and wildlife corridor values, will be dedicated to DECC. Some 8 ha of degraded DECC land will be transferred to NBSP.
- Habitat Areas – large areas of the site will be revegetated and maintained solely for habitat purposes.
- Managed Parklands – some areas will be planted out with less dense native plantings so as to function as habitat areas for most times of the year while also used temporarily for other event uses e.g. camping or car parking amongst plantings.
- Event Space and Conference Area – Certain existing pasture lands within the site will be used for events and conferences in the limited times per year such uses are occurring. The majority of this remaining portion of the site will be used for agricultural purposes for the greater part of the year.



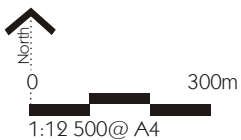
#### LEGEND

Site Land Use:

- Conference uses
- Event & camping area
- Day car parking
- Land subject to application
- Spine access road
- 7KCH zone
- SEPP 14
- Land to be dedicated as Nature Reserve extensions

#### NOTES:

Early Design Plan subject to alteration and amendment following detailed design, development and expert technical research.





In landuse planning terms approval is sought for 4 distinct landuse purposes being:

- The Spine Road connecting the northern property with the southern property and with Wooyung Road to be used for "road" purposes relevant to the continuing use of the land for agriculture and the efficient operation of the 2 existing farms and for connection to Wooyung Road. This road will also be used to provide access to place of assembly and rural tourist facility landuses;
- "Place of public assembly" use for the purposes of music festival, field days, gymkhanas and jamborees. This use includes ancillary uses including car parking, camping, back of house facilities, wastewater disposal and related ancillary uses;
- "Rural tourist facility" approval for the conference facility; and
- "Rural tourist facility" approval for the cultural centre.

### 3.2 Objectives

#### **Overall Objective:**

- create a sustainable world class cultural events site within an ecologically enhanced site.

#### **Objectives for the Property Generally:**

- dedicate the agreed land parcels to the NPWS reserve system as additions to the Billinudgel Nature Reserve;
- protect and enhance biodiversity values of the site and preserve areas of the site solely for habitat purposes;
- utilise nominated areas of the site for event uses for limited periods of the year;
- construct and operate the cultural centre and conference facility.

#### **Objectives of the event space (for a limited period each year):**

- provide a safe, secure and healthy venue site for patrons, guests and workers;
- minimise impacts on neighbours and nearby residents;
- provide temporary camping facilities to accommodate patrons and staff so as to minimise traffic generation and other impacts;
- monitor key factors before, during and after events and adopt and implement various recommendations, strategies, monitoring and mitigation measures proposed in any specialist assessments;
- integrate environmental initiatives such as neutralising carbon emissions, waste avoidance and recycling and environmental education; and

- plan event timetables to minimise traffic peaks and minimise any noise emissions.

**Objectives for the Local Natural Environment:**

- ensure the adjoining DECC estate resources are protected; and
- ensure the site meets or exceeds all relevant environmental standards.

**Objectives for the Local Social Environment:**

- achieve social objectives relating to provision of cultural events and facilities;
- provide a range of community benefits supporting the local community, social, educational and environmental endeavours; and
- ensure all cultural heritage values (indigenous and non-indigenous) are identified and conserved.

**Objectives for the Local Economic Environment:**

- advance shire, regional and state planning objectives relating to the economy, social goals and especially cultural tourism; and
- manage the site in a manner that maximises local and regional employment opportunities.

### 3.3 Proposed Site Activities

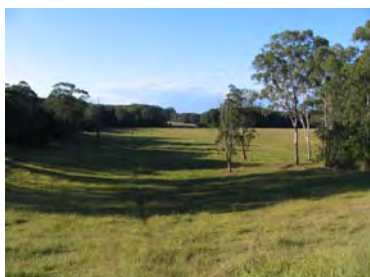
The Part 3A Application is envisaged to involve a concept approval over all of the land the subject of the application north of Jones Road and Stages 1 and 2 project approval for the Spine Road and implementation of the event space. Other uses such as the conference and cultural centres are proposed to be the subject of further project applications at a later time.

#### 3.3.1 Agricultural Use

It is intended that the pastured area of the existing farms will continue to be used for agricultural pursuits. This is a use that does not require planning approval.

#### 3.3.2 Spine Road

A separate distinct purpose is the provision of a private road connecting the northern and southern farms and also connecting the properties to Wooyung Road. This Spine Road is intended to provide access for the agricultural use of the land; the proposed place of assembly use of the land and the proposed cultural centre and conference centre (rural tourist facilities) uses of the land.



### **3.3.3 Event Usage:**

Events involve the temporary gathering of people for cultural purposes. Envisaged events include festivals, music concerts, jamborees, gymkhanas, field days, art exhibitions and installations; movies or performances for orchestras, opera and the like.

### **3.3.4 Event Size Categories**

Events are defined in the following categories:

- Minor event – less than 300 patrons
- Small event – 300 patrons to 3000 patrons
- Moderate event – 3000 patrons to 10,000 patrons
- Major event – greater than 10,000 patrons.



### **3.3.5 Maximum Event Days**

Subject to the outcome of further detailed site research it is anticipated that Part 3A approval will be sought for event usage of the site as follows:

- Large/Major Events – no more than 12 event days <sup>2</sup> per annum;
- Moderate Events – no more than 4 event days per annum;
- Small Events – no more than 4 days per annum;
- Minor Events – no daily limits are proposed.

### **3.3.6 Ancillary camping with events**

Temporary camping will occur in association with various events on the site. For a large event with a high proportion of camping, some 9000 campers could be accommodated onsite in tents and movable dwellings such as camper vans.

Camping will occur only in currently cleared grassed areas with associated infrastructure comprising access roads, water supply and wastewater services to amenities including toilet and shower facilities.

Ancillary camping facilities such as camp kitchens, shelter areas and camp stores are envisaged.

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<sup>2</sup> Event days do not include the "bump in" and "bump out" period which occurs some days before and after each event.

### 3.3.7 Water and Sewage

A water treatment plant and a wastewater treatment facility are proposed to service the project. The specialist assessments for the project will identify ecologically suitable water and wastewater management systems that will meet the needs of the development while protecting the environmental values of the site.

The wastewater treatment facility will be located within the site north of Jones Road, well away from the SEPP 14 and Nature Reserve areas within and adjoining the site. At this early stage of design development it is envisaged that this facility

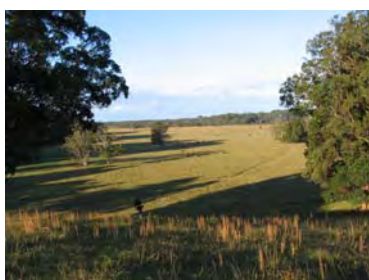


At this early stage of design development it is envisaged that this facility will operate in a way where all site wastewater is stored over the duration of an event. The wastewater will be progressively treated over a number of days, during and post an event, with treated effluent returned to storage. Final treated effluent will be irrigated onto grasslands in the north-eastern part of the site. Grass from the irrigation fields will be cut and used for hay.

Odour will be controlled at the plant using an “*VentsorbPE*” type odour management system. Aerosols will be contained within the treatment plant. The overall system will be operated under a Quality Assurance Management system and designed and operated in accordance with Best Practice Design Standards<sup>3</sup>

### 3.3.8 Event Related Car Parking/Roadworks

A primary objective of the project is to minimise private car usage by employment of a range of strategies such as public transport incentives, car parking pricing and public transport usage combined into event ticketing.



Car parking areas are located within the site to service day patrons, campers and workers. The site has the physical capacity to accommodate a total of some 9,000 cars.

<sup>3</sup> ANZECC (1992) “Guidelines for Groundwater Protection”, Australia; ANZECC (2000) “Australian Guidelines for Urban Stormwater Management”, Australia; ANZECC (2000) “Australian Water Quality Guidelines for Fresh and Marine Waters”, Australia; Standards Australia (2000) “Australian Standard 1547:2000 *On-Site Domestic-Wastewater Management*”, Strathfield, Australia; Sewerage Code of Australia WSA 02-2002 V2.3.

Car parking areas will consist of grassed areas for parking with constructed roads servicing the car parking areas. This will allow the continued agricultural usage of the site for the majority of the year.



### **3.3.9 Conference Centre**

The conference building is to be located within a precinct which includes an open air amphitheatre (see **Illustration 4**). The facility will cater for up to 300 persons with a floor area of approximately 1000 sqm.

The accommodation component of the conference centre will comprise cabin style accommodation units. Accommodation would be provided for 150 conference guests and would be located within the conference facilities precinct identified in the accompanying **Illustration 4**.

#### **3.3.10 Cultural Centre**

At the request of the local Aboriginal community, the cultural centre will service both local Aboriginal and European culture and history. The final location of the cultural centre is subject to further site analysis and consultation with the local Aboriginal community. **Illustration 4** indicates the preliminary location of the cultural centre.

The facility would comprise a public interactive area and offices comprising some 140 sq m and additional workshop areas at the rear of approximately 120 sq m for training of youth in a range of potential employment fields and depot for the Madhima Gulgan team, the indigenous rainforest restoration team. The facility would also serve as the home base for eco/indigenous programs, activities and attractions including ecological and cultural walks and tours.

Associated with the cultural centre will be an endemic seed bank and nursery to propagate rainforest and bush tucker (indigenous foods). Employment at the cultural centre is estimated at two full time positions and some 12 part time positions.

## **3.4 Staging**

The overall project is intended to be carried out in 3 stages. Certain parts of the stages do not require project approval. They are noted “[local approval only]”.

### **Stage 1 - Low Scale Infrastructure Implementation & Environmental Repair Works Commenced:**

- construct Spine Road
- dedication of Billinudgel Nature Reserve additions [local approval];
- implementation of initial stages of Vegetation Management and Biodiversity Plan including native plantings for habitat and connectivity, weed management, nest box installation and monitoring and fencing of sensitive areas [local approval];
- undertake cultural events such as music festivals utilising temporary infrastructure for water and sewer and other systems;
- upgrading of internal roads, walkways and parking areas;
- commence infrastructure implementation such as site office, communication & IT systems, resource recovery centre, equipment sheds and art installations;
- construct electrical supply and distribution system; and
- implement community gardens, nursery and seed bank.

### **Stage 2 - Advanced Infrastructure Installation and Environmental Repair/Habitat Protection Plan Works Implemented:**

- further implementation of Vegetation Management Plan including buffer plantings to native forest blocks and watercourses, monitoring of nest box use, further weed management and monitoring of VMP actions, trial of marginal plantings around dams to reduce cane toad breeding [local approval];
- further upgrading of internal roads, walkways and parking areas;
- construct water and sewer management systems; and
- further infrastructure implementation including transportable toilet and shower facilities, boardwalks, shuttle vehicles and command station.

### **Stage 3 - Finalisation of all Site Infrastructure/Environmental Repair and Development of Dedicated Conference Facilities:**

- final implementation of Vegetation Management Plan including further plantings, review of the status of weeds in forest blocks, report on nest box use, review connectivity plantings and infill plantings of failures if and as required. Review fencing of sensitive areas, marginal dam plantings and prepare a plan summary for ongoing vegetation maintenance actions [local approval];

- further infrastructure implementation including completion of additional transportable toilet and shower facilities and any outstanding camping infrastructure;
- construct cultural centre; and
- construction of the conference facility precinct and associated accommodation.

### 3.5 Nature of Part 3A Approvals Sought

Concurrent “project” and “concept plan” approval is to be sought for the North Byron Shire Parklands development. Project Approval will be requested in relation to Stages 1 and 2 as described above. Concept Approval is sought for the whole of the application shown in **Illustration 4** north of Jones Road. The concept approval need only apply to the land north of Jones Road as this is the area where proposed Stage 3 works will occur. Those works will be the subject of a further project application at some future date and will be guided by the provisions of the concept plan approval.



# Section

# 4

## Consultation

*This section of the report describes the consultation undertaken to date with government agencies, Byron Shire Council and various community groups and individuals.*

*Consultation processes commenced before the property was purchased in October 2006 to determine a range of stakeholders' views covering the proposed development. In particular the group met with immediate neighbours along Jones Road, the Conservation of North Ocean Shores Environmental Group, Byron Shire Council and individual councillors.*

*After the purchase of the property the group embarked on a wide ranging consultation process as documented in this section.*

### 4.1 Government Agency Consultation

Consultation to date with the following government agencies has occurred for the overall project and for the Byron Shire Council approved single event.

- Department of State and Regional Development
- Department of Planning
- Department of Environment and Climate Change
- NSW Roads and Traffic Authority
- NSW Department of Lands
- Department of Energy and Water
- NSW Police
- Department of Primary Industries

The NSW Department of State and Regional Development (DSRD) facilitated a round table meeting of key agencies (DSRD, DEC, DoP and BSC) in 2006. The meeting recognised the conceptual merit of the proposal in seeking to establish a cultural facility of regional significance, whilst simultaneously achieving significant environmental outcomes.

#### **4.2 Byron Shire Council Consultation**

Consultation to date with Byron Shire Council has occurred for the overall project and for the approved single event. Council hosted an information forum at Council Chambers in June 2007 where North Byron Shire Parklands (NBSP) outlined its proposal to develop a cultural arts and music events site. Over 120 community members attended this forum.

NBSP has met on numerous occasions over the past 24 months with various councillors, the Director of Planning, planning staff, ecologists, engineers and compliance officers. In addition, a number of site visits have been attended by councillors and Council officers.

#### **4.3 Local Indigenous Groups Consultation**

NBSP has met with the Tweed Byron Aboriginal Land Council to discuss the project and to identify opportunities to develop a partnership that will serve to protect indigenous values across the site.

NBSP has also consulted with the local Minjungbal people and has entered into a Memorandum of Understanding to protect cultural heritage values, repair and regenerate past agricultural impacts across the site and to create opportunities for the wider community to learn more about the indigenous culture.

#### **4.4 Community Organisations & Individuals Consultation**

Consultation with community organisations and community members has been extensive. NBSP has held community tree planting days where members of the public were afforded the opportunity to discuss aspects of the proposal that they were interested in. Information by way of plans, maps and diagrams were made available at these community tree planting days.

NBSP staff have also personally undertaken site visits for more than 200 interested individuals and community groups. A web site has been established at [www.northbyronshireparklands.com](http://www.northbyronshireparklands.com). The site sets out comprehensive details about the project vision, news, the environment and media information. Over the period April 2007 to April 2009 the website has received over 8,300 unique "hits".



Additional community consultation by way of meetings and presentations has also occurred with the:

- |                                       |                                      |
|---------------------------------------|--------------------------------------|
| ▪ Brunswick Chamber of Commerce       | ▪ Byron United Chamber of Commerce   |
| ▪ Wooyung Action Group                | ▪ Ocean Shores Community Association |
| ▪ Brunswick Valley Sports Association | ▪ Brunswick Heads Tourism Group      |
| ▪ Arts Northern Rivers                | ▪ Northern Rivers Tourism            |
| ▪ Ocean Shores Supporters Group       | ▪ Ocean Shores Tidy Towns            |
| ▪ New Brighton Village Association    |                                      |

#### **4.5 Environmental Organisations Consultation**

Consultation to date with environmental organisations has occurred for the overall project and for the Byron Shire Council approved single event including an Environmental Forum held onsite. Organisations that have been consulted include:

- Byron Environment Centre;
- Conservation of North Ocean Shores Group;
- Rainforest Rescue;
- NPWS Advisory Committee;
- Brunswick Catchment Landcare Group;
- Environment Training & Employment Northern Rivers; and
- BEACON (Byron Environment and Conservation).

#### **4.6 Neighbours Consultation**

Consultation occurred with property neighbours prior to the purchase of the site to determine specific issues and/or concerns.

#### **4.7 Festival users**

Patrons of the Splendour in the Grass festival have been consulted by means of a comprehensive attitudinal survey to gather detailed information and intention relating to use of the NBSP site. Important information relating to attitudes towards use of shuttle buses, likely location of offsite accommodation and camping had been canvassed in the survey.

These surveys, property updates and other site information have been periodically distributed to over 45,000 Splendour in the Grass newsletter subscribers.

## Section

## 5

## Planning Assessment

*This section examines the consistency of the project with the provisions of relevant planning policies, objectives, statutory instruments and legislation.*

*The proposal is a 'major project' and subject to the provisions of Part 3A and Section 75B of the Environmental Planning & Assessment Act.*

## 5.1 State and Regional Plans and Strategies

### 5.1.1 Far North Coast Regional Strategy

The Far North Coast Regional Strategy 2006-2031 seeks to guide future development within the region and ensure future development caters for the housing and employment needs of the future population.

While the Strategy is directed primarily to population growth matters, objectives within the Strategy relating to employment, tourism and the environment are applicable to the project.

Consistent with the Strategy, the project will have positive effects on the economy with the employment of local residents and businesses. The Strategy encourages diversification into new and emerging opportunities. The Strategy identifies the opportunity to widen the tourism sector and promote products derived from the region's natural, cultural, economic resources and attractions. The project is considered a creative and innovative example of such an opportunity.

### 5.1.2 North Coast Regional Environmental Plan

The North Coast Regional Environmental Plan (REP) applies to all land within Byron Shire and other shires on the north coast of NSW. The REP is the principal statutory instrument specifying regional and state planning policies.

The approach adopted by the REP is to specify objectives and directions on a range of matters to be met and undertaken by Councils when preparing local environmental plans and considering development applications. Relevant provisions of the REP which apply when considering this project on the subject site to permit the proposal include:

- Clause 6            agricultural resources - objectives
- Clause 12          impact on agricultural resources
- Clause 28          natural environment - objectives
- Clause 29A        natural areas and water catchment

### **5.1.3 Regional Industry and Economic Plan**

The project is consistent with the strategies and objectives of the Regional Industry and Economic Plan (RIEP) for creative industries in the Northern Rivers region. In particular, the project provides a perfect opportunity to achieve the following stated strategies of the RIEP:

- to focus industry development efforts on the region's existing strengths and competitive advantages;
- to give particular ongoing support to the region's established strengths, which includes music, visual arts and performing arts;
- to facilitate development of and market access for the local music industry;
- to work with State and Federal Government to support local creative industry strengths; and
- encourage opportunities for employment and training of locals in national and international productions, festivals and projects being staged or produced in the region.



## **5.2 Relevant State Environmental Planning Policies**

### **5.2.1 SEPP - Infrastructure**

With the repeal of SEPP 11, this policy ensures that the RTA is made aware of and given an opportunity to make representations in respect of Scheduled Development.

### **5.2.2 SEPP 44 - Koala Habitat Protection**

The aims of this policy are to encourage the proper conservation and management of areas of natural vegetation that provide habitat for Koalas, to ensure permanent free populations over their present range and to reverse the current trend of population decline.

A Koala Plan of Management has been prepared and approved by the NSW Department of Planning.



### 5.2.3 SEPP 55 - Contaminated Lands

An assessment pursuant to SEPP 55 for the subject property was prepared for the approved single trial event and assessed by Byron Shire Council. The Council concluded 'A review of information indicated that previous landuses do not present a risk to activities associated with the proposed development.'

### 5.2.4 SEPP – Major Projects

None of the land the subject of the application is "environmentally sensitive land of State significance" within the meaning of SEPP – Major Projects. The project triggers SEPP – Major Projects because of the level of employment generated by the development. In the SEPP "employment" means the average number of workers that will be employed to operate the development in any one year. The 2008 Splendour event in Byron Bay had a full time equivalent employment of 27.3 persons (6 full-time and 21.3 full-time equivalents of part-time/casual workers).

With the overall project, based on 12 days of major events, and the conference and cultural centre the estimated employment is as follows:

	<b>Events</b>	<b>Conference Centre</b>	<b>Cultural Centre</b>	<b>Total</b>
Full-time employees	11	8.0	1.0	20
Full-time equivalents of part-time/casual	80	12.0	3.0	95
<b>Total</b>	<b>91</b>	<b>20</b>	<b>4.0</b>	<b>115</b>

This level of employment exceeds the 100 person threshold in Clause 6 and Schedule 1 – Group 6, Item 17(b) and accordingly triggers the operation of SEPP – Major Projects.

### 5.2.5 SEPP - Erection and use of temporary structures

The SEPP transferred the provisions relating to temporary structures from the Local Government Act to the Environmental Planning and Assessment Act. The application for the project will address applicable matters relating to temporary structures and temporary structures as places of public entertainment.

### 5.3 Byron Local Environmental Plan, 1988

#### 5.3.1 Byron Local Environmental Plan, 1988 - Objectives

Clause 2 of the Byron Local Environmental Plan 1988 lists the objectives of the plan. The project is consistent with those objectives, especially the aims and objectives relating to the economy, community and tourism in the Shire. The project is considered particularly consistent with Council's Biodiversity Strategy.

#### 5.3.2 Zoning of the land

As shown in **Illustration 3**, the site contains a range of landuse zones. Various planning provisions apply to the site pursuant to the Byron Shire Local Environmental Plan, 1988.

The project is consistent with applicable zone objectives.

The following table summarises the permissibility of the proposed project uses:

**Table 5.1 Zone/Landuse Permissibility Table**

Site Use	Landuse	Byron LEP 1988 Zone	Permissible
Events	Place of Assembly	1(a) (General Rural Zone) and 1 (b1) (Agricultural Protection Zone)	yes
Camping	Ancillary to Place of Assembly	1(a) (General Rural Zone) and 1 (b1) (Agricultural Protection Zone)	yes
Cultural Centre	Rural Tourist Facility	1(a) (General Rural Zone)	yes
Event and Conference Centre Building	Rural Tourist Facility	1(a) (General Rural Zone)	yes
Event and Conference Centre Accommodation	Rural Tourist Facility	1(a) (General Rural Zone)	yes
Roads	Roads	1(a) (General Rural Zone), 1 (b1) (Agricultural Protection Zone) and 7(k) (Habitat Zone)	yes
All uses	All uses	9(a) (Proposed Road Zone) – Clause 44	yes



**5.3.3 Special Provisions**

The applicable special provision within the Byron LEP, 1988 which applies to the proposed developments are:

- Clause 24 Development of flood liable land
- Clause 38 Development within the 1(a) General Rural Zone shown hatched on the map
- Clause 38A Development of land shown cross-hatched within Zones 1(a), 1(b1), 1(d) and 7(k) adjacent to Environmental Protection Zones 7(a), 7(b), 7(k), 7(j) and 8(a). 38A.(1) Development of land at North Ocean Shores within Zone Nos. 1(b1) and 7(k), 38B(1)
- Clause 44 Use of Land Pending Acquisition
- Clause 45 Provision of Services
- Clause 63 Potential Acid Sulfate Soils

The proposal is consistent with the abovementioned provisions.

**5.4 Byron  
Development  
Control Plans**

The following provisions of the Byron DCP 2002 apply to the land.

- |   |   |
|---|---|
| <ul style="list-style-type: none"><li>▪ Part G – Vehicle Circulation and Parking</li><li>▪ Part K – Flood Liable Lands</li><li>▪ Part N – Stormwater management</li></ul> | <p>Ensure adequate provision is made for off-street parking and vehicle access.<br/>Preserve the safety and efficiency of the arterial road system.</p> <p>Consideration of flood impacts.<br/>Provide effective Stormwater Management.</p> |
|---|---|

# Section

# 6

## Issues and Actions

*This section of the report looks at issues relevant to the North Byron Shire Parkland project and strategic action proposed with the preparation of a formal Part 3A application.*

### 6.1 Issues



No 'key issues' have been identified. A range of matters require research and appropriate management responses to ensure potential impacts are avoided or satisfactorily mitigated. These matters mainly relate to larger events which are temporary in nature as they are to occur for a limited period in each year.

#### 6.1.1 Community issues

Known community issues relate to:

- the frequency of larger-events
- managing potential onsite impacts
- managing potential offsite impacts in local residential and beachside communities
- future use of the property by subsequent new owners if the proposed event venue does not eventuate.

#### 6.1.2 Potential environmental impacts

Potential environmental impact issues include:

- noise management
- ecological issues
- traffic management
- greenhouse gas emissions
- on-site waste water management.

### 6.1.3 Potential environmental risks

Potential environmental risk issues include:

- bushfire potential and risk management
- seasonal flooding potential and risk management

## 6.2 Where to from here

In the next phase of the design refinement for the NBSP, a wide range of specialist technical advice and assistance would be obtained and evaluated including:

### 6.2.1 Sustainability

- Outlining project commitments to sustainability including water reuse, waste minimisation, the minimisation of energy use and car dependency and greenhouse gas emissions.

### 6.2.2 Biodiversity

- Demonstrating that the project will not have a significant effect on any threatened species, populations or ecological communities, or their habitats, communities, or populations having regard to DECC's draft Guideline for Threatened Species Assessment.
- Describing the actions that will be taken to avoid/mitigate impacts or compensate for unavoidable impacts of the project on threatened species and their habitats. This would include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented.
- Demonstrating the linkages between proposed habitat lands and adjoining lands and the benefits in providing biodiversity habitat in these locations.
- Confirming if the proposal is a controlled action under the *Environment Protection and Biodiversity Conservation Act 1999* through consultation with the Commonwealth Department of Environment and Water Resources.

### 6.2.3 Cultural Heritage

- Demonstrating that identified Aboriginal heritage values across the site will be appropriately recognised and protected as part of the planning and approval process. The DECC's draft *Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation* will be taken into account.



#### **6.2.4 Bushfire Risk Assessment**

- Identifying the future management regimes for any areas of hazard within the subject area. This should focus on the level of hazard posed to future development by the land or adjacent land and how the hazard may change as a result of development.
- Identifying required asset protection zones for future development in order to minimise the impact of radiant heat and direct flame contact by separating development from any bushfire hazard.
- Identifying appropriate evacuation measures / strategies to be implemented in a bushfire event.

#### **6.2.5 Land Reserved under National Parks and Wildlife Act, 1974**

- Providing details of proposed timing for the transfer of land to the DECC.
- Identifying and addressing any impacts upon DECC lands during construction and post construction.
- Identifying and addressing management implications, pests, weeds and edge effects during the operation of the project.

#### **6.2.6 Traffic**

- Preparing a traffic study in accordance with the RTA Guide to Traffic Generating Developments, which addresses:
  - existing and future traffic volumes having regard to existing and future users of the road network, and the capacities of the road network to cater for additional demand;
  - impacts on regional road networks;
  - efficiency of emergency vehicle access/egress;
  - measures to increase and promote public transport usage and mode share;
  - pedestrian access within the site that connects to all relevant transport services and key offsite locations.



#### **6.2.7 Water Cycle Management**

- Identifying soil and water management practices that will be applied during construction having regard to *Soils and Construction Volume 1 (Landcom March 2004)*.
- Detailing the proposal for wastewater management and water supply.
- Considering the sustainability of systems and management measures over the longer term.

### **6.2.8 Hydrology & Water Management**

- Identifying the impacts of the development on the existing hydrology, hydrogeology and geology of the site.
- Demonstrating that stormwater runoff will not have a significant impact on environments downstream of the development (especially water and bushland areas).
- Assessing the potential for flooding and demonstrate consistency with the NSW Floodplain Development Manual - The Management of Flood Liable Land (2005) and the DECC Floodplain Risk Management Guideline – Practical Consideration of Climate Change.

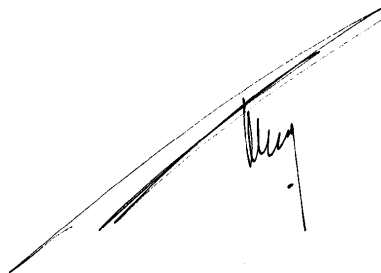
### **6.2.9 Acoustics & Noise**

- Noise emissions associated with the future project should be assessed against NSW DECC (EPA) guidelines.

### **6.2.10 Statement of Commitments**

An assessment of commitments will be prepared defining:

- Proposed mitigation and management of residual impacts; and
- Outlining commitments to public benefits, detailing measures for environmental management and mitigation measures and monitoring (especially in relation to biodiversity and flooding) for the project.



**Stephen Connelly** FPIA  
Certified Practising Planner  
**S J CONNELLY CPP** FPA

## References

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- |                               |   |
|-------------------------------|---|
| Briggs J.D and Leigh J.H 1996 | <i>Rare or Threatened Australian plants.</i> CSIRO, Australia.  |
| BSC, 1988                     | <i>Byron Local Environmental Plan 1988</i> , Byron Shire Council  |
| BSC, 2002                     | <i>Development Control Plan</i> , Byron Shire Council, 2002   |
| DoP, 1988.                    | <i>The North Coast Regional Environmental Plan.</i> Department of Planning, 1988  |
| DoP, 2000                     | <i>SEPP 44 - Koala Habitat Protection</i> , Department of Planning, April 2000  |
| DoP, 2004                     | <i>SEPP 55 - Contaminated Lands</i> , Department of Planning, July 2004   |
| DoP, 2005                     | <i>SEPP – Major Projects</i> , Department of Planning, 2005   |
| DoP, 2006                     | <i>The Far North Coast Regional Strategy 2006 - 2003</i> Department of Planning, 2006   |
| DoP, 2007                     | <i>SEPP - Erection and Use of Temporary Structures</i> , Department of Planning, October 2007   |
| DoP, 2008                     | <i>SEPP – Infrastructure</i> , Department of Planning, January 2008   |
| NRRDB, 2003                   | <i>Regional Industry and Economic Plan</i> , Northern Rivers Regional Development Board, Department of State and Regional Development Southern Cross University and Department of Planning, NSW Govt., AGPS, 2003 |

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# Appendix

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# A

## Application Form

# Major project application



NSW GOVERNMENT  
Department of Planning

Date duly made: \_\_\_\_/\_\_\_\_/\_\_\_\_

Project application no. \_\_\_\_\_

## 1. Before you lodge

This form is required to apply for the approval of the Minister to carry out a project to which Part 3A of the *Environmental Planning and Assessment Act 1979* (the Act) applies.

Before lodging this application, it is recommended that you first consult with the Department of Planning (the Department) concerning your project.

A Planning Focus Meeting may need to be held for this project involving the Department, relevant agencies, council or other groups identified by the Department. If a Planning Focus Meeting is held, the Department will issue the Director-General's requirements for the Environmental Assessment following the meeting.

### Disclosure statement

Persons lodging applications are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years.

For more details, including a disclosure form, go to [www.planning.nsw.gov.au/donations](http://www.planning.nsw.gov.au/donations).

### Lodgement

All applications must be lodged with the Director-General of the Department of Planning, by courier or mail. An electronic copy should also be emailed to the assessment contact officer assigned to the project.

NSW Department of Planning  
Ground floor, 23-33 Bridge Street, Sydney NSW 2000  
GPO Box 39 Sydney NSW 2001  
DX 10181 Sydney Stock Exchange  
Phone 1300 305 695.

## 2. Details of the proponent

Company/organisation/agency

S J CONNELLY CPP PTY LTD

ABN

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

STEPHEN

Family name

CONNELLY

Position

DIRECTOR

### STREET ADDRESS

Unit/street no.

6

Street name

BYRON STREET

Suburb or town

LENNOX HEAD

State

NSW

Postcode

2478

POSTAL ADDRESS (or mark 'as above')

PO BOX 538

Suburb or town

LENNOX HEAD

State

NSW

Postcode

2478

Daytime telephone

02 6687 7171

Fax

02 6687 7067

Mobile

0419 237 982

Email

steve@connelly.com.au

### 3. Identify the land you propose to develop

STREET ADDRESS (where relevant)

Unit/street no.

Street or property name

TWEED VALLEY WAY AND JONES ROAD

Suburb, town or locality

WOORYUNG

Postcode

2483

Local government area(s)

BYRON

State electorate(s)

BALLINA

REAL PROPERTY DESCRIPTION

REFER TO ATTACHED MAP

Note: The real property description is found on a map of the land or on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Lands.

Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the project applies to more than one piece of land, please use a comma to distinguish between each real property description.

OR detailed description of land attached. ☐

MAP: A map of the site and locality should also be submitted with this application.

### 4. Major project description and other requirements

Provide a brief title for your project.

#### PROJECT APPROVAL

If you are applying for approval of a project, include in the project title, all significant components for which approval is being sought. If the application relates to part only of a project, the project title should reflect this.

Is the application for approval of a project?

☒ Yes ☐ No

Is the application related to part only of a project?

☒ Yes ☐ No

#### CONCEPT PLAN APPROVAL

If you are applying for approval of a concept plan, include in the project title, all components for which approval 'in concept' is being sought. If the application also relates to approval of a project, a description of this should also be included in the project title.

Is the application for approval of a Concept Plan?

☒ Yes ☐ No

Is a project application being made concurrently for all or part of the project?

☒ Yes ☐ No

**You are also required to provide a Project Description and address any matters required by the Director-General in accordance with section 75E or section 75M of the Act. Failure to do so may lead to your application being rejected.**

Is a Project Description attached?

☒ Yes ☐ No

Does the Project Description include any additional matters required by the Director-General under section 75E or section 75M of the Act?

☒ Yes ☐ No

Note: An electronic copy of the project description is also required as all applications must be provided on the Department's website. You should contact the Department on the correct electronic format.



## ESTIMATED CAPITAL INVESTMENT VALUE

Please indicate the estimated capital investment value (CIV) of the project. The CIV includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (but excluding GST and land costs).

\$ 7.65m

## EQUIVALENT FULL-TIME JOBS

Please indicate the number of jobs created by the project. This should be expressed as a proportion of full time jobs over a full year.

Construction jobs (full-time equivalent)

15

Operational jobs (full-time equivalent)

115

## 5. Approvals from State agencies

Does the project require any of the following: (tick all that are appropriate)

- ☐ an aquaculture permit under section 144 of the *Fisheries Management Act 1994*
- ☐ an approval under section 15 of the *Mine Subsidence Compensation Act 1961*
- ☐ a mining lease under the *Mining Act 1992*
- ☐ a production lease under the *Petroleum (Onshore) Act 1991*
- ☐ an environment protection licence under Chapter 3 of the *Protection of the Environment Operations Act 1997* (for any of the purposes referred to in section 43 of that Act)
- ☒ a consent under section 138 of the *Roads Act 1993*
- ☐ a licence under the *Pipelines Act 1967*

## 6. Landowner's consent or notification

As the owner(s) of the above property, I/we consent to this application being made on our behalf by the proponent:

Land

LAND OWNER AUTHORITY ATTACHED

Signature

Name

S J CONNELLY

Date

20/11/19

Land

Signature

Name

Date

Note: Under clause 8F of the *Environmental Planning and Assessment Regulation 2000* (the Regulation), certain applications for approval under Part 3A of the Act do not require the consent of the landowner, however, the proponent is required to give notice of the application:

- in the case of linear infrastructure projects, by notice in a newspaper circulating in the locality prior to the commencement of the public consultation period;
- in the case of mining or petroleum production projects, by notice in a newspaper circulating in the locality within 14 days of this application being made;
- in the case of critical infrastructure projects, to the owner of the land within 14 days of this application being made, and
- in other cases, to the owner of the land at any time before the application is made.

## 7. Political donation disclosure statement

Persons lodging applications are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years. Disclosure statements are to be submitted with your application or request.

Have you attached a disclosure statement to this application?

- ☐ Yes  
☒ No

Note: For more details about political donation disclosure requirements, including a disclosure form, go to [www.planning.nsw.gov.au/donations](http://www.planning.nsw.gov.au/donations)

## 8. Proponent's signature

As the proponent(s) of the project and in signing below, I/we hereby:

- provide a description of the project and address all matters required by the Director-General pursuant to section 75E and/or section 75M of the Act, and
- apply, subject to satisfying clause 8D of the Environmental Planning and Assessment Regulation, for the Director-General's environmental assessment requirements pursuant to Part 3A of the Act, and
- declare that all information contained within this application is accurate at the time of signing.

Signature



Name

S.J. Connolly

Date

20/4/11

In what capacity are you signing if you are not the proponent

Town Planner

Name, if you are not the proponent

# Appendix

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# B

## Preliminary Constraint Analysis Mapping





**Legend:**

- Zone Boundary
- SEPP 14 Wetlands
- 1A** 1(a) - General Rural Zone
- 1ACH** 1(a) Cross Hatched - General Rural Zone (Refer to Clause 38A)
- 1AH** 1(a) Hatched - General Rural Zone (Refer to Clause 38)
- 1B1CH** 1(b1) Cross Hatched - Agricultural Protection (b1) Zone (Refer to Clause 38A and 38B)
- 7KCH** 7(k) Cross Hatched - Habitat Zone (Refer to Clause 38A and 38B)
- 9A** 9(a) - Proposed Road Reserve Zone

0 160m

SCALE: 1:8000 (@ A3)  
DRAWN: a2aCAD  
SOURCE: BALANCED SYSTEMS  
DATE: APRIL 2009  
REFERENCE: 17-13-D

**IMPORTANT NOTE**  
No reliance should be placed on alignment  
between aerial photograph and vectorial overlays.

Refer to information provided by: Aerial Photography as of 2008 (2008) | Parklands Department of Local Government (2008) | Technology Bureau LEP (2008)



## Illustration 1 LEP Zoning and SEPP 14 Wetlands

North Byron Parklands | Tweed Valley Way & Jones Road, North Ocean Shores/Wooyong





**Legend:**

-  Class 2 - ASS at or near ground surface
-  Class 3 - ASS between 1-3m down

0 150m

SCALE: 1:8000 (© A3)  
DRAWN: asCAD  
SOURCE: BALANCED SYSTEMS  
DATE: APRIL 2009  
REFERENCE: 17-13-D

**IMPORTANT NOTE**  
No reliance should be placed on alignment  
between aerial photograph and vectorial overlays.

Base information provided by: *Aerial Photographs* 100 MB (2008) / *Endocrine Department of Lands* (2003) / *Road Surface Photographs* 400 MB (2004)

## Illustration 2 Acid Sulfate Soils





**Legend:**



Artefact locations with 20m buffer



### Heritage areas

**Site GMY-1 (#4-2-121):** Artefact scatter - E 550400, N 6849850 (AMG)

**Site Yeigun 1 (#4-2-114, -115):** Artefact scatter - E 550550, N 6849250 (AMG)

**Site Yeigun 2 (#4-2-053, -110):** Artefact scatter - E 550320, N 6848680 (AMG)

**Site Yelgun 3:** Isolated stone artefact - E 550893, N 6850095 (GDA)

**Site NOS 15 (#4-2-054):** Artefact scatter - E 551640, N 6849760 (MGA)

**Site NOS 23 (#4-2-096):** Artefact scatter - E 551600, N 6849800 (AMG)

**Site NOS 24 (#4-2-097):** Artefact scatter - E 550600, N 6849600 (AMG)

**Site NOS 25 (#4-2-116):** Artefact scatter - E 551640, N 6849760 (AMG)

0 160m

SCALE: 1:8000 (@ A3)  
DRAWN: azaCAD  
SOURCE: DAVID MULLEN  
DATE: APRIL 2009  
REFERENCE: 17-13-D

### IMPORTANT NOTE

**IMPORTANT NOTE**  
No reliance should be placed on alignment  
between aerial photograph and vectorial overlays.

Page Information provided by: [Social Photography](#) (100 HILLS (2009)) | [Celestine](#) (Department of Law (2009)) | [Jewell](#) (1000 (2009)) | [N. Jacques](#) (Law (2009))

### Illustration 3

### Cultural Heritage Sites and Buffers

North Byron Parklands | Tweed Valley Way & Jones Road, North Ocean Shores/Wooyong





0 160m

SCALE: 1:8000 (@ A3)  
DRAWN: azaCAD  
SOURCE: BALANCED SYSTEMS  
DATE: APRIL 2009  
REFERENCE: 17-13-D

**IMPORTANT NOTE**  
No reliance should be placed on alignment  
between aerial photograph and vectorial overlays.

Base Information provided by: Aerial Photography (100 Mhz / 400m) / Coordinates (Department of Lands (DPS)) / Managed Parklands (Revised Systems)

## Illustration 4 Ecological Values





0 160m

SCALE: 1:8000 (@ A3)  
DRAWN: azaCAD  
SOURCE: BALANCED SYSTEMS  
DATE: APRIL 2009  
REFERENCE: 17-13-D

**IMPORTANT NOTE**  
No reliance should be placed on alignment  
between aerial photograph and vectorial overlays.

Base information provided by: Aerial Photography: 100 Miles (1998) - Copyright: Department of Lands (1981) - Slope Analysis: Balanced Systems (2009)

**Legend:**



-  Slope = 0-20%
-  Slope = 20-33%
-  Slope > 33%

**Illustration 5**  
**Slope Analysis**





**Legend:**

-  Low flood hazard
-  High flood hazard

0 160m

SCALE: 1:8000 (@ A3)  
DRAWN: azaCAD  
SOURCE: BMT WBM  
DATE: APRIL 2009  
REFERENCE: 17-13-D

**IMPORTANT NOTE**

No reliance should be placed on alignment  
between aerial photograph and vectorial overlays.

Base information provided by: Aerial Photography: 1987 PNG (2008) / Contouring: Department of Lands (2007) / Flood Contouring: 1987 PNG (2008)

**Illustration 6**  
**Flood Hazard Categories**

North Byron Parklands | Tweed Valley Way & Jones Road, North Ocean Shores/Woolyong