

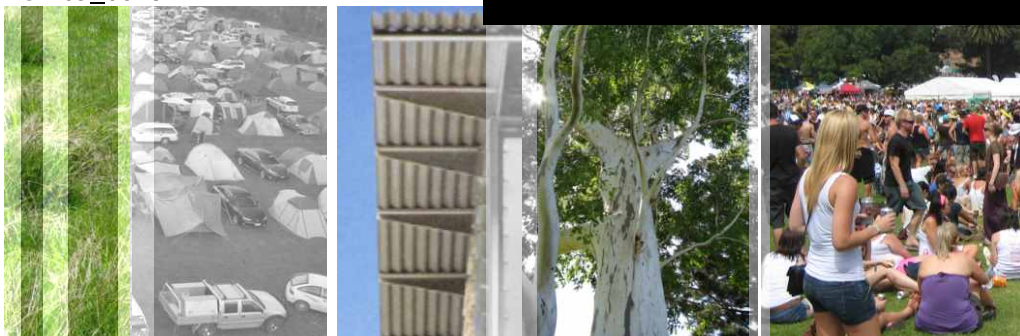


# Environmental Assessment

north byron parklands: tweed valley way and jones road yelgun

**August 2010**

Ref: 09\_0028





**Prepared for:**  
**North Byron Parklands**  
**A project of**  
**Billinudgel Property Pty Ltd**

**Prepared by:**  
**Stephen Connelly** FPIA  
**Certified Practising Planner**  
 **S J CONNELLY CPP** PTY LTD  
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Ref: SJC 1287-550  
**September 2010**





# Executive Summary

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## Introduction

Approval is sought under Part 3A of the *Environmental Planning and Assessment Act 1979* for the construction and use of a cultural events facility at Yelgun. The purpose built venue will hold a range of events such as music festivals, field days, jamborees and gymkhanas. It will also be available for conferences, smaller events such as outdoor movies, and a wide range of other community events. For most of the time the property will continue to operate as a farm.

The benefits of a purpose built cultural events site within the New South Wales Northern Rivers region has been recognized in various reports including the New South Wales Government's *Regional Business Growth Plan – Northern Rivers Region* (July 2008). The need has become more acute as the traditional site used for larger festivals at Byron Bay (Belongil Fields) is no longer available having been identified for urban release and is presently undergoing rezoning.

## The Project

This application seeks a project approval for Stages 1 and 2 of the project detailed in this Environmental Assessment (EA). Concept Plan approval is sought over that part of the application area north of Jones Road as shown in **Plan ES1**. The concept plan approval would set the basis for a future application for a cultural centre and conference facility on the site as part of a third stage.

## Stage 1 and 2 Project Application

Project approval is sought to carry out the following development:

- Construction of a Spine Road – The Spine Road will connect the northern farm with the southern farm (length 2.32 km and area 2.3 ha).
- Upgrading of the western 340 metres of Jones Road to a two lane sealed road with a service entrance (Gate S), together with the Spine Road underpass or intersection.
- An Event usage area (97.19 ha) – This area is where all events and associated event components would be accommodated.
- Southern Car Parking Area (25.04 ha) – This dedicated car parking area located in the south of the site is to be used for patron car parking for larger events. This area also contains the main entrance to the site (Gate A) as well as having two other entrances to be used for larger events (Gates B & C).
- Administration building – This building, with a floor area of 175 m<sup>2</sup>, located adjacent the future Cultural Centre will provide office administration space for event workers.
- Gatehouse building - This building, with a floor area of 100m<sup>2</sup>, located at the north-west corner of the southern car park will provide administration space for workers managing the car parking area.

- Camping facilities – Event usage camping will be made available on site, particularly for larger-sized events. The camping is an ancillary use and is only carried out in association with an event.
- Water supply system – In the initial stages the water supply will be 'trucked in'. As the facility matures it is proposed that a full on-site water harvesting, filtration and reticulation system be installed.
- Wastewater - In the initial establishment phase, wastewater will be 'trucked out'. As Parklands matures as a venue, the intention is that a full on-site wastewater treatment and management system will be installed.
- To conduct events of the size and frequency set out in the table below in accordance with this EA and the environmental health and safety management manual that accompanies this application.

Event Size	Number of Patrons	Maximum Event Days per annum
Major	>10,000 but < 50,000	12
Moderate	>3,000 but <10,000	4
Small	>300 but <3000	4
Minor	<300	Unlimited

## Concept Plan

Concept Plan approval is sought over that part of the application area north of Jones Road as shown in **Plan ES1**. The concept plan approval would set the basis for a future application for a cultural centre and conference facility on the site as part of a third stage.

The cultural centre would be a facility of about 110m<sup>2</sup> that provides for the interpretation and exhibition of matters of Aboriginal and local culture as well as an administrative point for local Aboriginal community operations.

The conference centre is envisaged to provide conferencing for 180 and accommodation in either rooms, tents or cabins for approximately 60 patrons.

## Part 3A Process

On 23 July 2009 the Director General of the Department of Planning, as a delegate of the Minister for Planning, formed the opinion that the project was one to which Part 3A of the *Environmental Planning and Assessment Act 1979* applied.

On 25 August 2009 the Director General issued environmental assessment requirements for the project application and concept plan under s 75F of the *Environmental Planning and Assessment Act 1979* (the DGRs). The DGRs require wide ranging consideration of potential issues associated with the project. The key issues include:

- 1 Strategic planning
- 2 Urban design and sustainability

- 3 Visual impact
- 4 Infrastructure provision
- 5 Traffic and access
- 6 Hazard management and litigation
- 7 Water cycle management
- 8 Heritage and archaeology
- 9 Flora and fauna
- 10 Socioeconomic impacts
- 11 Public interest

In preparing this EA a team of experts has been assembled to prepare technical studies that assess the suitability of the site, the environmental impacts of the project, and whether, on balance the project is in the public interest. In doing so, all of the DGRs have been addressed.

This EA has extensively examined all of the potential issues associated with the project. In a number of cases initial assessment showed potential for significant impacts to occur without management and mitigation. In response, a number of management documents and mitigation measures now form part of this application.

The assessment demonstrates that the site is suitable for the proposed development and that carrying out the development on the site is consistent with all relevant planning criteria.

The proposed Management Manual provides for the comprehensive management of all environmental impacts. The system will ensure events are monitored, mitigated and managed in an effective manner. It also provides a transparent audit system.

The project has also been assessed against the objectives of the *Environmental Planning and Assessment Act 1979* (including the principles of ecologically sustainable development) and is consistent with those objectives.

The proposal to create a purpose built cultural events facility at this site is in the public interest and has sufficient merit to be granted conditional Part 3A approval.







Refer to the Ecological Structure Plan for 'Existing Vegetation to be Protected', 'Proposed New Habitat Areas', 'Proposed New Managed Parklands' and 'Land proposed to be dedicated to DECC'.

**Legend:**

- The Site
- Extents of Application Area (Dashed)
- Car Parking
- Event Area
- Conference Centre Uses
- Cultural Centre/Administration Uses
- Gatehouse
- Spine Road (7m wide)
- Event access lane (6m wide)
- Main pedestrian route

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**IMPORTANT NOTE |**  
Cadastral information is subject to survey. The alignment of the aerial photograph and vectorial overlays is approximate only. This plan is conceptual only and subject to detailed survey and design.

**Sources |** Aerial Photography: Bill Mills (2009) | Cadastre: Ardill Payne (2009) | Major contour = 5m | Minor contour = 1m

Prepared by

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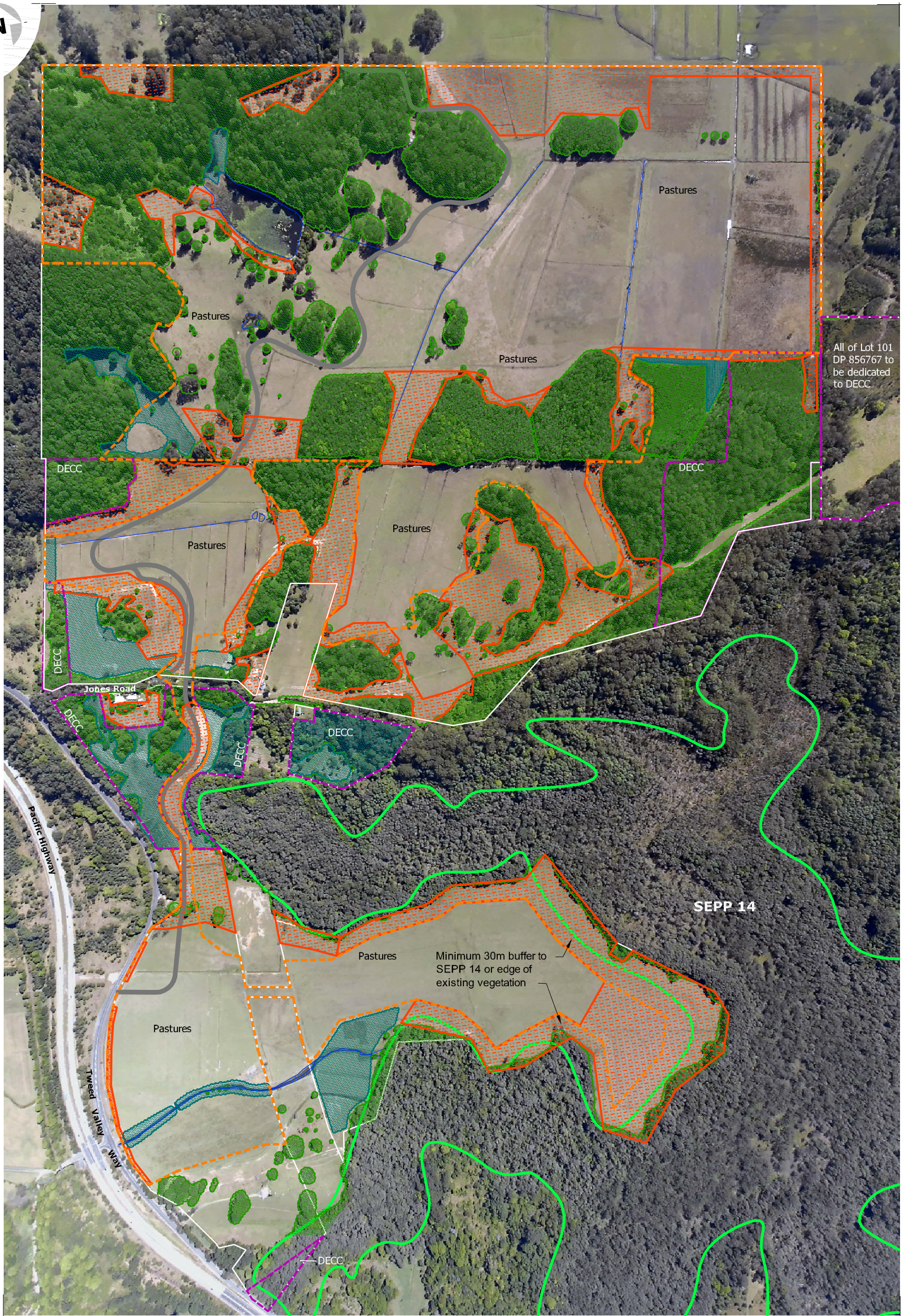
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Author	SDR
Reference	09_120

Plan | **ES1**  
**Event Area and**  
**Land Use Structure**  
**4**

North Byron Parklands | Tweed Valley Way & Jones Road





**Legend:**

- |  |                                     |  |                                       |
|--|-------------------------------------|--|---------------------------------------|
|  | The Site                            |  | Spine Road                            |
|  | Existing vegetation to be protected |  | Proposed new habitat area             |
|  | Proposed new 'managed parklands'    |  | Land proposed to be dedicated to DECC |



0 160m

Date	21.07.10
Author	SDR
Reference	09_120

1:8000 (@ A3)

**IMPORTANT NOTE |**  
Cadastral information is subject to survey. The alignment of the aerial photograph and vectorial overlays is approximate only.

**Sources |** Aerial Photography: Bill Mills (2009) | Cadastre: Ardill Payne (2009) | Ecological Values: Mark Fitzgerald (2009)

Prepared by

design team ink

Plan | **ES2**  
**Ecological Structure Plan**  
**5**

North Byron Parklands | Tweed Valley Way & Jones Road





# Statement of Validity

This Environmental Assessment has been prepared and submitted under Part 3A of the *Environmental Planning and Assessment Act 1979* (as amended) by:

## Environmental Assessment

Name: Stephen John Connelly FPIA CPP

### Qualifications:

- Master of Environmental and Business Management, Newcastle University, 2009
- Certified Practising Planner, Planning Institute of Australia, 2007
- NSW Certified Local Government Town and Country Planner, 1982
- A. Diploma Town and Country Planning, Mitchell College of Advanced Education, Bathurst, 1982
- Civil Engineering Certificate, Sydney Technical College, 1977

Company: S J CONNELLY CPP PTY LTD

Address: P.O. Box 538  
Lennox Head NSW 2478

In respect of: Concept Plan and Project Application.

## Project Application

Proponent: Billinudgel Property Pty Ltd

Address: C/- S J CONNELLY CPP PTY LTD  
P.O. Box 538, Lennox Head, NSW 2478  
Land to be developed: Lot 403 and Part Lots 402, 404 DP 755687  
Lot 1 DP 1145020  
Part Lot 46 DP 755687  
Part Lot 10 DP 875112  
Part Lot 2 DP 848618  
Part Lot 30 DP 880376  
Part Lot 102 DP 1001878

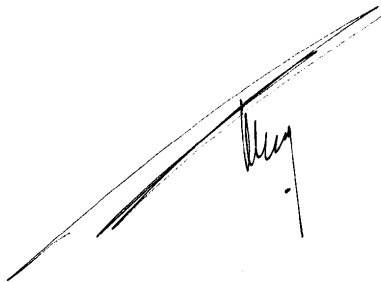
Proposed development: Cultural Events Site

Environmental Assessment: An Environmental Assessment (EA) is attached.

## Certificate

I certify that I have prepared the content of this Environmental Assessment and to the best of my knowledge:

- It is in accordance with the Environmental Planning and Assessment Act and Regulation.
- It is true in all material particulars and does not, by its presentation or omission of information, materially mislead.

A handwritten signature in black ink, appearing to read "S J Connelly", written over a series of parallel diagonal lines.

S J Connelly FPIA CPP





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## Introduction

*This section provides a brief introduction and outlines the purpose of the Environmental Assessment and its structure.*

### 1.1 Purpose and Structure of this Report

This report, the accompanying Environmental, Health and Safety Management Manual; Technical Papers and Plan Set constitute a concurrent Concept Plan and Project Application Environmental Assessment report (EA) for the North Byron Parklands (Parklands) project. This EA has been prepared by S J CONNELLY CPP PTY LTD on behalf of Billinudgel Property Pty. Ltd.<sup>1</sup>

The project is to establish a sustainable cultural events site within an enhanced ecological setting<sup>2</sup> together with the continued utilisation of the property as a farm. **Plan 1.1** illustrates the proposed built form and character of the project.

This application is submitted to the Minister for Planning pursuant to Part 3A of the Environmental Planning and Assessment Act (EP&A Act).

<sup>1</sup> Billinudgel Property Ltd is the trustee of the Billinudgel Property Trust and the proprietor of the registered business name North Byron Parklands.

<sup>2</sup> In a technical Land use sense various parts of the site are sought to be used for different Land uses. The Spine Road connecting the two existing farm properties and providing access from Jones Road 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' and certain innominate uses.

### 1.2 Summary of the approvals sought

A summary description of the approvals sought by this application is as follows:

The Concept Plan, over the defined concept plan area, seeks approval for:

- Works and Land uses across the site as identified in **Plan 1.2** Event Area Land Use Structure Plan;
- Implementation of the Ecological Structure Plan as illustrated in **Plan 1.3**;
- Cultural Events Usage comprising a maximum, other than for small events of less than 300 people, of 20 days event usage annually with a maximum of 12 of those days being for major events;
- Conference Centre precinct; and
- Cultural Centre.

The Conference Centre and Cultural Centre are proposed within Stage 3 of the project and are subject to further Project Applications at a later time.

The concurrent Project Application, over the defined application area, seeks approval for the following to be carried over two stages:

- Approval for the site to be used for cultural, educational and outdoor events;
- Approval to erect and use temporary structures;
- Camping ancillary to the events usage;
- Construction of site administrative and gatehouse buildings;
- Toilet and shower facilities;
- A water treatment plant;
- A wastewater treatment plant;
- Construction of spine road;





Date	22.07.10
Author	SDR
Reference	09_120

Not to scale

**IMPORTANT NOTE !**  
Cadastral information is subject to survey. The alignment of the aerial photography and vectoral overlays is approximate only.

Sources | Aerial Photography: Bill Mills (2009) |

Prepared by  
**design team Ink**  
landscape architecture | urban design

Plan | **1.1**  
**Illustrative Site Plan**

North Byron Parklands | Tweed Valley Way & Jones Road



- Upgrading of local public roads, creation of site access intersections and either an underpass of the spine road at Jones Road or an 'at grade' intersection;
- Construction of event laneways, walkways, car parking areas, drainage improvements and associated works;
- Administration centre and gatehouse, resource recovery centre, and art installations; and
- Staged implementation of a Vegetation Management and Biodiversity Plan including native plantings for habitat and connectivity, weed management, nest box installation and monitoring and fencing of sensitive areas.

In addition to this EA, the accompanying document entitled 'Environmental, Health and Safety Management Manual' (Management Manual) forms an integral component of the application as it provides the operational management system parameters for event usage of the site. Project Approval is sought for this Management Manual.

The Management Manual, compliant with AS/NZS ISO 14001 - Environmental Management Systems and AS4808 - Occupational Health & Safety Management Systems, establishes the principles of action for protecting the environment, human health and safety. The Management Manual sets forth clearly articulated objectives and targets along with specific environmental management standards to manage the environmental, health and safety aspects associated with Parklands activities and services.

Importantly, the Management Manual provides a framework of monitoring, measurement, auditing and review to accurately determine the ongoing effectiveness of the proponent's policies, procedures, work instructions, training, emergency response and non-conformance and corrective action processes. The Management Manual will be the primary vehicle for keeping Parklands on a path of continuous improvement.

### 1.3 Structure of the report

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 and a summary of the approvals sought.

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

Section 3 - General Requirements - includes the description of project and its stages, the site constraints analysis, the potential impacts, the statutory assessment and the proponents draft Statement of Commitments.

Section 4 - Key Issues for Concept Plan and Project Application - addresses the Director - General's environmental assessment Requirements for the Concept Plan and Project Application.

Section 5 - Consultation - describes the consultation undertaken with government agencies, Byron Shire Council and various community groups and individuals.

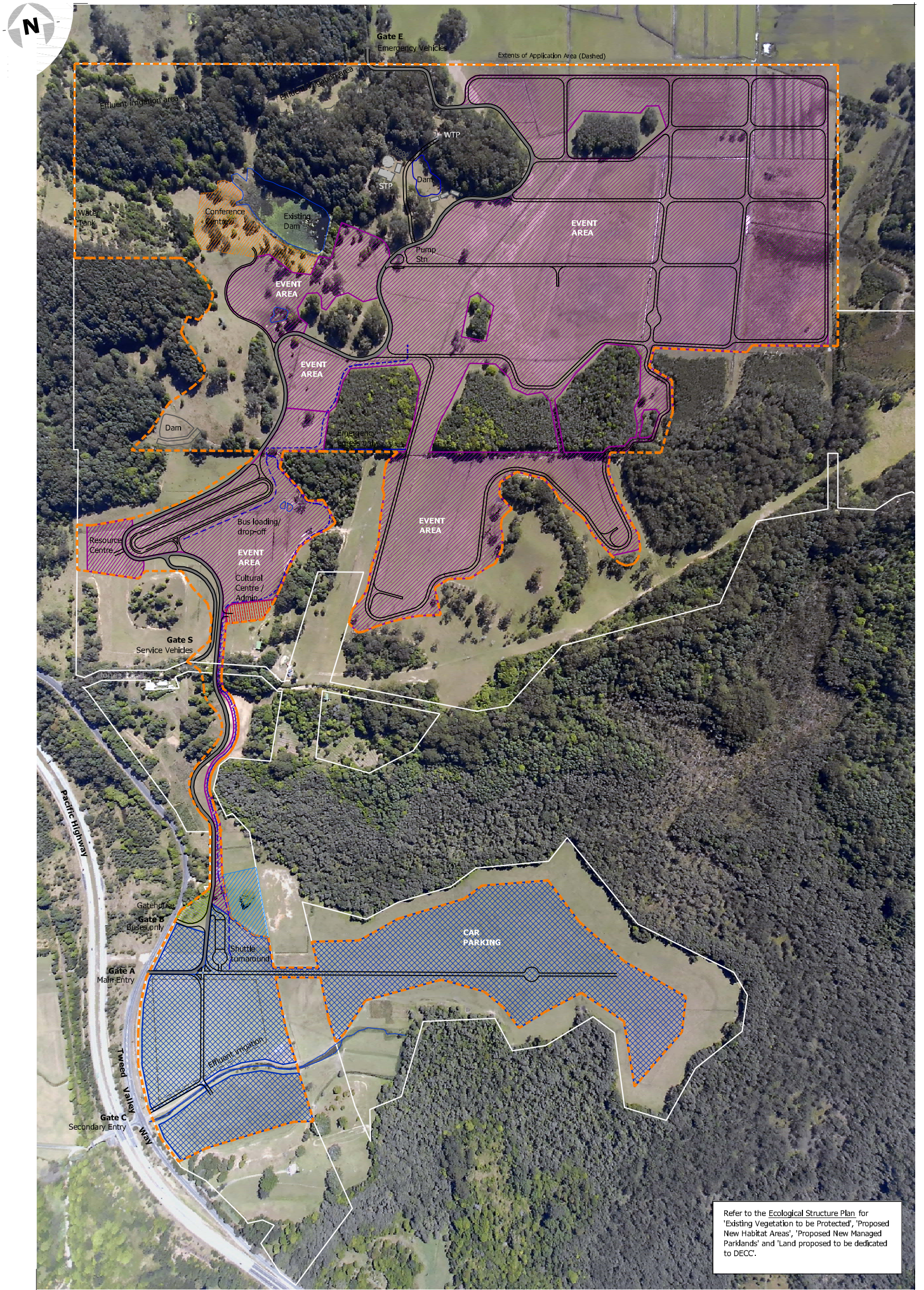
Section 6 - Justification and conclusion - provides the justification for the project in the context of the need for the event site, consideration of alternatives and project planning generally. This section also provides the report's conclusion.

## 1.4 Project Background and Needs

The need for a purpose built cultural event site has been widely recognised in Byron Shire for the past decade. While creative industries and cultural tourism, in the form of festivals and events, strongly contribute to employment and the local economy, no dedicated, multi-use site for hosting larger 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 not being available in the future.

In September 2006, a collective, with experienced event management skills, was formed to purchase the subject property. The stakeholders share a keen interest in music, the arts, cultural activities and the environment and purchased the 257 ha property with the intention of creating a world class cultural arts and event site for Byron Shire.





Refer to the Ecological Structure Plan for 'Existing Vegetation to be Protected', 'Proposed New Habitat Areas', 'Proposed New Managed Parklands' and 'Land proposed to be dedicated to DECC'.

**Legend:**

- The Site
- Extents of Application Area (Dashed)
- Car Parking
- Event Area
- Conference Centre Uses
- Cultural Centre/Administration Uses
- Gatehouse
- Spine Road (7m wide)
- Event access lane (6m wide)
- Main pedestrian route

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**Sources |** Aerial Photography: Bill Mills (2009) | Cadastre: Ardill Payne (2009) | Major contour = 5m | Minor contour = 1m

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design team ink

Plan | **1.2**  
**Event Area and**  
**Land Use Structure**  
**14**

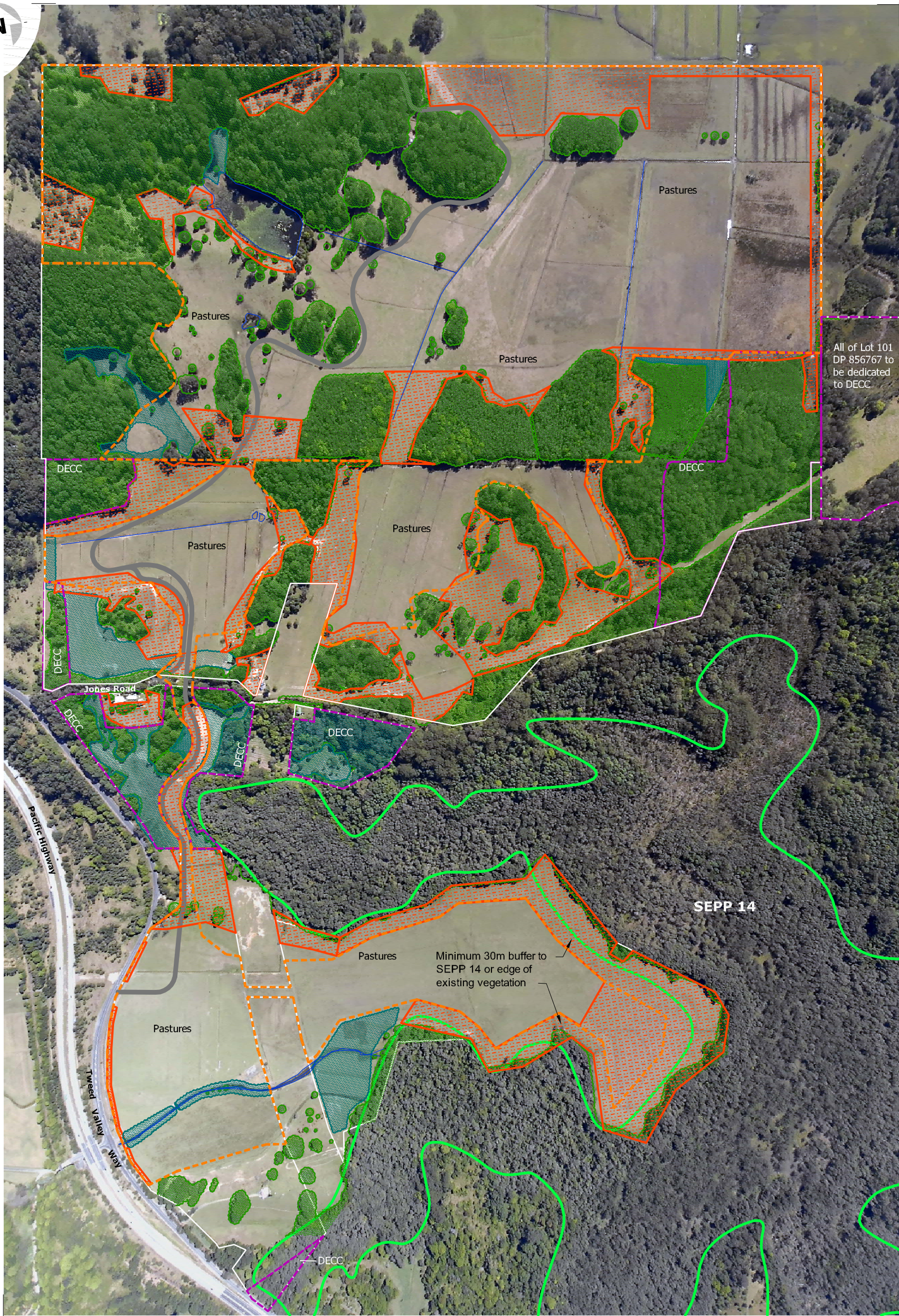
North Byron Parklands | Tweed Valley Way & Jones Road



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Date	21.07.10
Author	SDR
Reference	09_120





**Legend:**

- |  |                                     |  |                                       |
|--|-------------------------------------|--|---------------------------------------|
|  | The Site                            |  | Spine Road                            |
|  | Existing vegetation to be protected |  | Proposed new habitat area             |
|  | Proposed new 'managed parklands'    |  | Land proposed to be dedicated to DECC |



0 160m

Date	21.07.10
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**Sources |** Aerial Photography: Bill Mills (2009) | Cadastre: Ardill Payne (2009) | Ecological Values: Mark Fitzgerald (2009)

Prepared by

design team ink

Plan | **1.3**  
**Ecological Structure Plan**  
**15**

North Byron Parklands | Tweed Valley Way & Jones Road



The proponents have demonstrated extensive experience in operating and managing events to contemporary standards and project management.

Separate to this application, the proponent is in the process of concluding land dedication and land swaps to, and with, the NSW National Parks and Wildlife Service for wildlife corridors, creation of habitat and wildlife preservation areas and protection of Aboriginal heritage sites.



The proposed site usage of festivals and other cultural events allows for established festivals currently located in other states and regions to relocate to this site within NSW.

## 1.5 Project Team

An expert consulting team drawing on a range of disciplines has been assembled to assess, inform and plan the proposed sustainable cultural events site. The project team includes the companies and individuals listed in **Table 1.1**.

## 1.6 Further Information

Should the Department require any additional information or wish to clarify any matter raised by this EA, please feel free to contact Mr Stephen Connelly (02 66877171).

**Table 1.1 Consultant Team**

EXPERTISE	CONSULTANTS
Acoustic Assessment	Benbow Environmental
Flora & Fauna	Dr Mark Fitzgerald
Soils	EAL Consulting Services
Traffic	Parsons Brinckerhoff
On-Site Sewer and Water Supply	Gilbert and Sutherland Trine Solutions
Landscape Architecture	Design Team Ink
Civil Engineering	Ardill Payne & Partners
Architecture	Leplastrier Wilson Simpson
Bushfire	Barry Eadie Consulting
Survey	Ardill Payne & Partners
Economic Impact	RPS Economics
Archaeology	Jacqueline Collins
Flooding	BMT WBM
Community/Consultation	Caroline Desmond
Solid Waste – Project Management	Global Protection Agency
Building & BCA Consultant	Mark Norris and Associates
Town Planning	S J CONNELLY CPP Balanced Systems

## 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

**Plan 2.1** depicts the Parklands property 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 Far North Coast Region is the traditional land of the Bundjalung Nation.

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 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 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 character of the Region has evolved from its environment and associated economic development over 150 years. From the early timber industry and agricultural beginnings to the more recent alternative lifestyles and sea-changers, the environment has always had a major influence on the Region and its community.

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

Cultural tourism and creative industries are key components of the cultural, social and economic fabric of Byron Shire and the region.

In terms of tourism, annually the region receives 225,000 international visitors, 1.8 million domestic overnight visitors and 2.7 million daytrip visitors. Tourism employs approximately 7200 people in the region, or 6.8% of the region's workforce and generates approximately \$1.1 billion in revenue for the regional economy.<sup>3</sup>

The economic value of creative industries for the region is estimated to be \$190 million with the industry having a job growth rate of 100% over the past decade.<sup>4</sup>

Within the region:

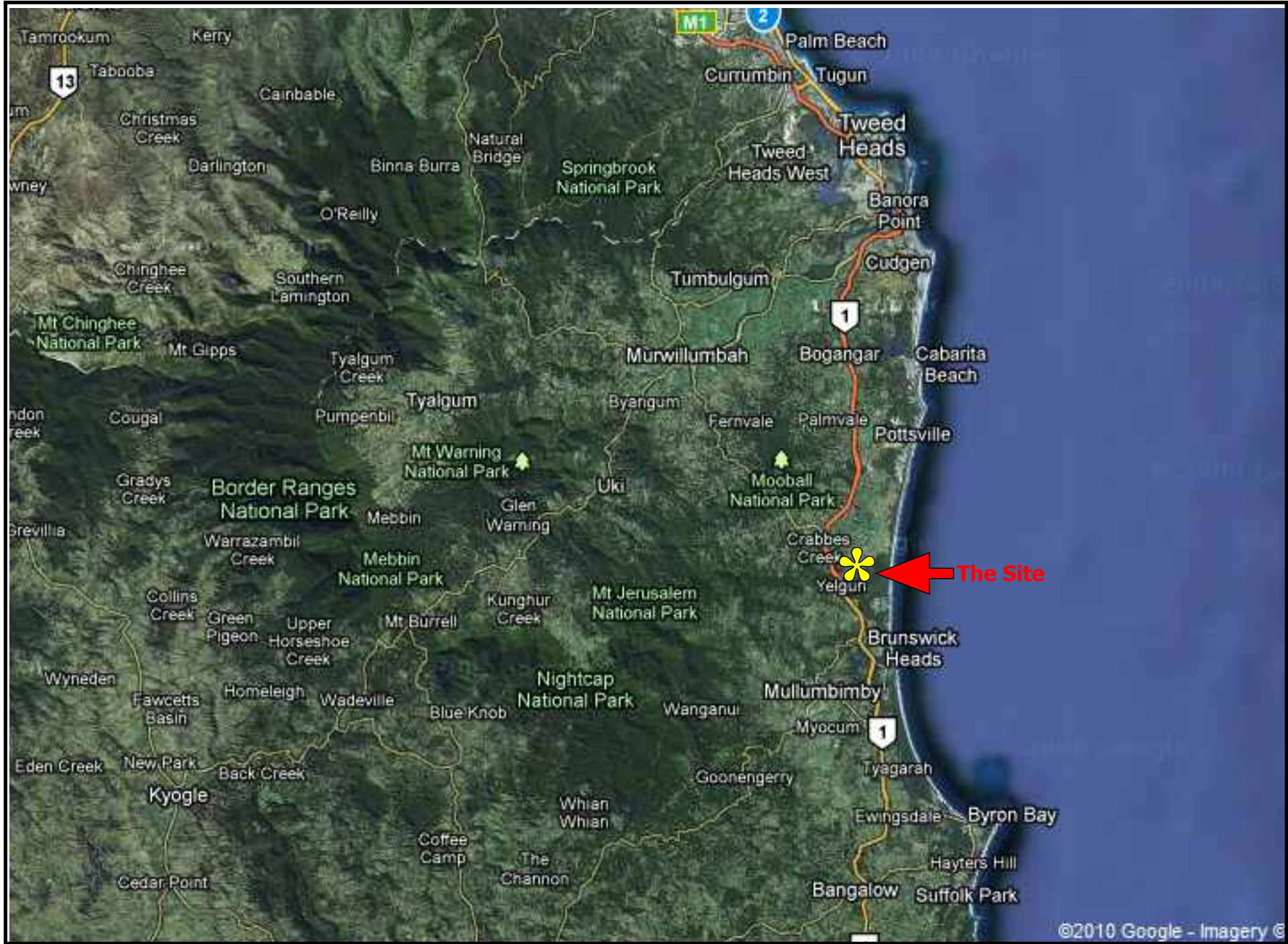
- total of 7,280 people were identified as working in the creative industries which is 6.1% of the region's labour force (compared to national estimate of 3% of workforce in creative industries).
- an additional 1,069 people are volunteers in creative industries and 1,525 people work part-time on major events in the region.
- there are an additional 6,225 arts and creative industry students in the region.
- the total of all people involved in the creative industries in 2005 was estimated to be over 16,000<sup>5</sup>.

<sup>3</sup> Tourism New South Wales Website

<sup>4</sup> DSRD The Regional Business Growth Plan – Northern Rivers Region, July 2008

<sup>5</sup> Cathy Henkel "Imagining the Future 2" – Screen and Creative Industries in the Northern Rivers Region, 2006



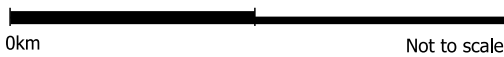


Imagery extracted from Google Maps 2010



**North Byron  
Parklands**

Date	Author	Reference
22.07.10	DTI	09-120



**IMPORTANT NOTE I**  
Cadastral information is subject to survey. The alignment of the aerial photography and vectorial overlays is approximate only.

Sources | Aerial Photography: Google (2010) |

Prepared by  
**design team Ink**  
landscape architecture | urban design

Plan | **2.1**  
**Site Regional Context**

Northern Rivers Tourism identifies a strength of the region being the healthy arts and entertainment scene which has the highest national per-capita employment in arts and creative industries outside of metropolitan areas.

## 2.2 The Local Context

### 2.2.1 Byron Shire

Byron Shire is located on the Far North Coast of NSW and shares its boundaries with the Tweed, Lismore and Ballina Local Government areas. Brisbane is 180 km north and Sydney 800 km to the south. The Shire is 556 km<sup>2</sup> in size.

In the 2006 Census, there were 28,766 persons usually resident in Byron Shire. There were 7,212 families in Byron Shire: 39.1% were couple families with children, 36.0% were couple families without children, 23.7% were one parent families and 1.3% were other families.

The labour force in Byron Shire was recorded at 14,333 in September 2006 of which 11.1% or 1,594 people were unemployed, compared to NSW 5.4% and Australia 5% unemployed. The unemployment rate for people (Richmond/Tweed region) aged between 15 – 24 years was 36.8% (ABS: 2006).

In Byron Shire the median weekly individual income for residents aged 15 years and over was \$383, compared with the Australian average of \$466. The median weekly household income was \$738, compared with a national average of \$1027.

The Byron Shire Cultural Plan profiles Byron Shire as a diverse and colourful mix of people, with each of the towns and rural villages and localities having their own distinctiveness and mix of cultural values, embracing both traditional and alternative lifestyles and philosophies. Thriving home-based businesses focus on alternative, cultural, health and knowledge industries, with a growing population of artists, writers and filmmakers. Sustainable agriculture is a prominent local industry.

Against this backdrop, visitors to the Shire have increased from 1.1 million to 1.4 million in the period between 2000 to 2007.

Like the region, Byron Shire has evolved from industries such as timber getting, traditional agriculture, sandmining and whaling to industries servicing the residents and visitors such as cultural tourism, sustainable agriculture, creative industries and various service industries.

### 2.2.2 The Locality

The Parklands site is located in the north east corner of Byron Shire as depicted within **Plan 2.2**. 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, Crabbes Creek and The Pocket.

The land is located adjacent to the Pacific Highway, the national 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 also 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.

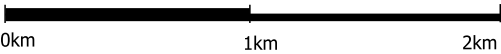






**Legend:**

----- Extents of Project Application Area



**IMPORTANT NOTE !**  
Cadastral information is subject to survey. The alignment of the aerial photography and vectoral overlays is approximate only.

**Sources |** Aerial Photography: Google (2010) |



**North Byron  
Parklands**

Date
Author
Reference

**22.07.10  
DTI  
09-120**

Prepared by  
**design team Ink**  
landscape architecture | urban design

Plan | **2.2**  
**Site Locality**

North Byron Parklands | Tweed Valley Way & Jones Road

**Table 2.1 Overall Parklands Property and Zoning**

Lot/DP	Title Area	Calculated Area (ha.) <sup>6</sup>	Calculated Area (ha.)	Byron LEP '88 Zones
Lots 402, 403, 404 DP755687	121.4	121.26	118.25 0.01	1(a) (General Rural Zone) 9(a) (Proposed Road Zone)
Lot 410 DP755687	0.23	0.23	0.23	7(k) (Habitat Zone)
Lot 1 DP 1145020 <sup>7</sup>	2.47	2.47	1.92 0.55	1(a) (General Rural Zone) 9(a) (Proposed Road Zone)
Lot 46 DP 755687	16.19	16.17	9.52 6.67	1 (b1) (Agricultural Protection Zone), 7(k) (Habitat Zone)
Lot 10 DP 875112	20.91	21.41	2.8 18.11	1 (b1) (Agricultural Protection Zone) 7(k) (Habitat Zone)
Lot 2 DP848618	31.46	32.22	22.13 9.33	1 (b1) (Agricultural Protection Zone) 7(k) (Habitat Zone)
Lot 101 DP 856767	15.91	15.91	12.51 3.4	1(a) (General Rural Zone), 7(k) (Habitat Zone)
Lot 30 DP880376	16.56	16.33	15.36 1.26	1(a) (General Rural Zone) 7(k) (Habitat Zone)
Lot 102 DP1001878	28.49	28.49	28.39 0.10	1(a) (General Rural Zone) 7(a) (Wetlands Zone)
Lot 12 DP848618	2.45	2.43	2.42	1(a) (General Rural Zone)
Lot 107 DP1001878	0.13	0.13	0.13	1(a) (General Rural Zone)
Lot 101 DP1001878	1.67	1.67	0.81 0.86	1(a) (General Rural Zone) 7(a) (Wetlands Zone)
<b>TOTAL</b>	<b>257.84</b>	<b>258.71</b>	<b>258.71</b>	

### 2.3.2 Project Application area

The land subject to the Project Application consists of the part of the overall Parklands site mapped as 'Application Area' and as

depicted within **Plan 2.3** and described within **Table 2.2**. The application area is 156.02ha in size.

**Table 2.2 Project Application Area – Lots/Areas/Zones**

Lot/DP Description	Calculated Area (ha.) <sup>8</sup>	Area (ha.)	Byron LEP '88 Zones
Lot 403 and Part Lots 402,404 DP 755687	104.71	101.70 3.01	1(a) (General Rural Zone) 9(a) (Proposed Road Zone)
Lot 1 DP 1145020	2.47	1.92 0.55	1(a) (General Rural Zone) 9(a) (Proposed Road Zone)
Part Lot 46 DP 755687	8.43	8.43	1 (b1) (Agricultural Protection Zone)
Part Lot 10 DP 875112	4.29	2.57 1.72	1 (b1) (Agricultural Protection Zone) 7(k) (Habitat Zone)
Part Lot 2 DP848618	8.90	8.9	1 (b1) (Agricultural Protection Zone)
Part Lot 30 DP880376	9.89	9.56 0.33	1(a) (General Rural Zone), 7(k) (Habitat Zone)
Part Lot 102 DP1001878	15.17	15.17	1(a) (General Rural Zone)
Part Lot 12 DP848618	2.05	2.05	1(a) (General Rural Zone)
Part Jones Road	0.11	0.11	7(k) (Habitat Zone)
<b>TOTAL</b>	<b>156.02</b>	<b>156.02</b>	

<sup>6</sup> Areas calculated in a GIS system varies slightly from the area shown on the Title Plans.

<sup>7</sup> Lot 1DP 1145020 was previously a road reserve prior to its recent closure and purchase by the proponent.

<sup>8</sup> The area for this calculation is the GIS calculated area not the Title Area.

Adjoining Land uses to the overall Parklands site are as follows:

Portion of site north of Jones Road:

Direction	Land Use
North	Large agricultural properties with cattle grazing and sugar cane
East	Large agricultural property and small cluster of smaller rural holdings
South	Parklands property and Billinudgel Nature Reserve
West	Billinudgel Nature Reserve and rural holdings (one with approval for multiple dwellings)



Portion of site south of Jones Road:

Direction	Land Use
North	Parklands property and Billinudgel Nature Reserve
East	Billinudgel Nature Reserve
South	Billinudgel Nature Reserve
West	Billinudgel Nature Reserve and Tweed Valley Way with rural properties beyond

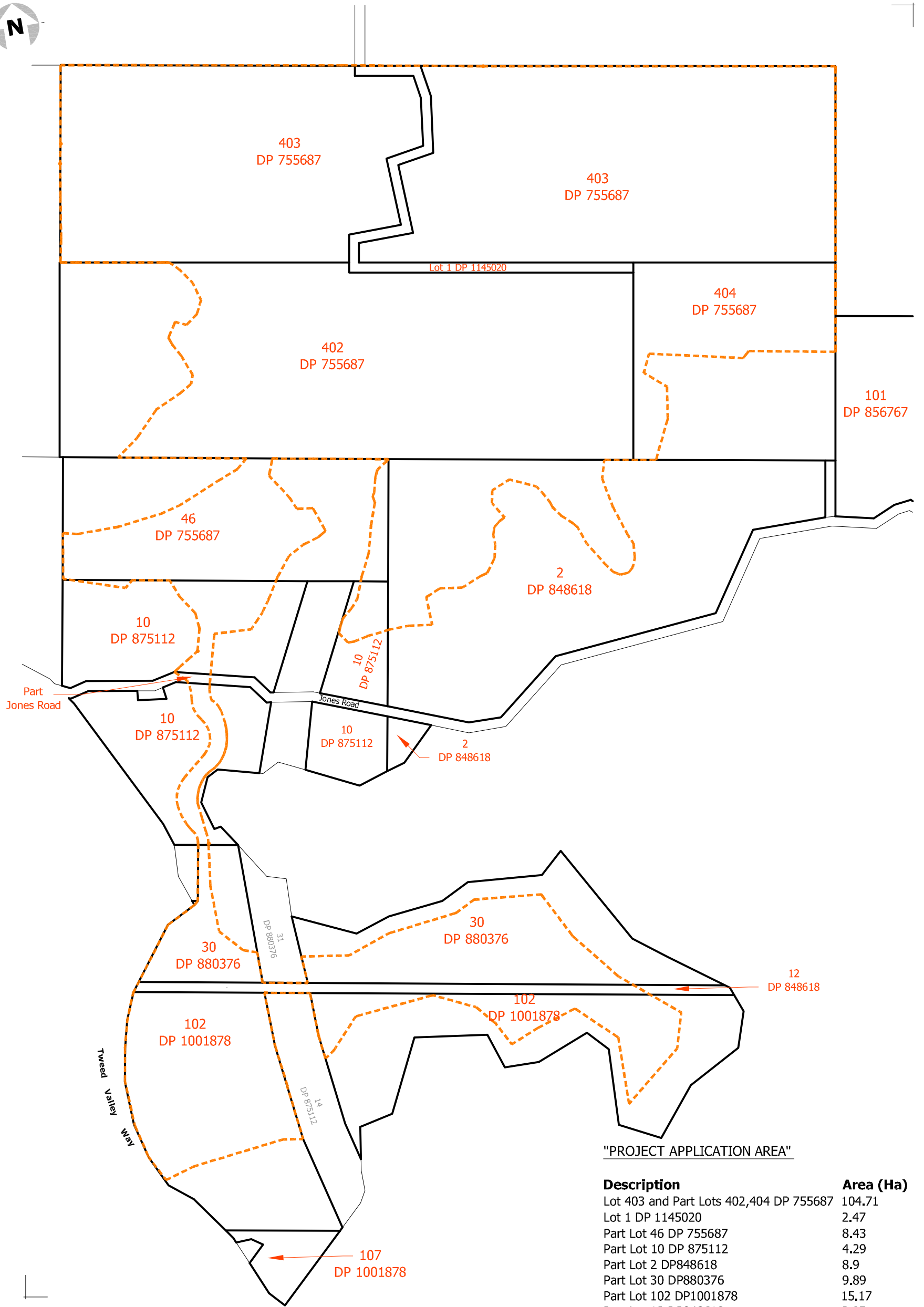


## 2.3 Site Context

### 2.3.1 Parklands Ownership

The overall Parklands property containing the Concept Plan Site and Project Application Site has an area of 257.84 ha of land as detailed in **Table 2.1** below.





**Site Address:** Tweed Valley Way and Jones Road, Wooyung  
**Locality:** Wooyung, Yelgun, Ocean Shores  
**Local Government Area:** Byron Shire  
**Parish:** Billinudgel  
**County:** Rous

**"PROJECT APPLICATION AREA"**

Description	Area (Ha)
Lot 403 and Part Lots 402,404 DP 755687	104.71
Lot 1 DP 1145020	2.47
Part Lot 46 DP 755687	8.43
Part Lot 10 DP 875112	4.29
Part Lot 2 DP848618	8.9
Part Lot 30 DP880376	9.89
Part Lot 102 DP1001878	15.17
Part Lot 12 DP848618	2.05
Part Jones Road	0.11
<b>TOTAL OF APPLICATION AREA</b>	<b>156.02</b>

**Legend:**  
— Property boundaries  
- - - Extents of project application area (Dashed)



0 160m

Date	21.07.10
Author	SDR
Reference	09_120

1:8000 (@ A3)

**IMPORTANT NOTE |**  
Cadastral information is subject to survey. The alignment of the aerial photograph and vectorial overlays is approximate only.

**Sources |** Aerial Photography: Bill Mills (2009) | Cadastre: Ardill Payne (2009) | Cadastral Descriptions: Dept of Lands, CRER (2010)

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### 2.3.2 Project Application area

The land subject to the Project Application consists of the part of the overall Parklands site mapped as 'Application Area' and as depicted within **Plan 2.3** and described within **Table 2.2**. The application area is 156.02ha in size.

### 2.3.3 Concept Plan Site

The Concept Plan site is the part of the 'Application Area' located on part of the Parklands property north of Jones Road<sup>9</sup>.

### 2.3.4 Site Physical Description Summary

The Parklands site is located both 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. **Plan 2.4** shows the overall property, contours, existing structures and existing access points. **Plan 2.5** show existing services.

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). Jones Road services some five other properties.

About 66% of the overall site is pasture land used for grazing, with the other 33 % of the site identified within Council mapping as High Conservation Vegetation.

Soils vary from dark organic loams to grey metasediment derived clays. **Plan 2.6** plots Acid Sulfate Soil classes applicable to the land.

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

The overall Parklands site has areas of important Aboriginal heritage values as identified in the Aboriginal Heritage Assessment Report (**Technical Paper H**). **Plan 2.7** shows known cultural heritage sites. The part of the land that is subject to this application does not include any of the registered sites.

The proponents have committed 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.

Separate to this application, following approaches by DECCW upon the proponents purchasing the site, Parklands has reached agreement with DECCW to swap and dedicate land to the NSW NPWS reserve system for wildlife corridors, creation of habitat areas and protection of Aboriginal heritage sites.

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

Four Endangered Ecological Communities<sup>10</sup> have been mapped on the Parklands site, principally within forested habitats. Approximately 250 native plant species (and 50 exotic plants) are recorded from the site; including four threatened plant species and three ROTAP species<sup>11</sup>.

Surveys have documented the biodiversity of the site, with 175 vertebrate fauna species being recorded so far. Standardised survey methods have been employed to establish baseline data on the abundance of some floodplain forest species. Eleven of the threatened fauna species recorded at Parklands are flying animals (six bird species and five bat species). **Plan 2.6** plots the main ecological values relevant to the site. **Table 2.3** lists the existing vegetation cover types on the site.

<sup>9</sup> It is proposed that an underpass cross Jones Road connecting the northern part and the southern part of the site. The area of the underpass forms part of the project application area.

<sup>10</sup> NSW TSC Act

<sup>11</sup> Rare or Threatened Australian Plants; Briggs and Leigh, 1996

**Table 2.3 Ecological Structure**

Ecological Structure	The Site Area (ha)	Application Area (ha)
Existing vegetation	94.77	38.80
Proposed new habitat areas	11.10	2.17
Proposed new managed parklands	44.34	20.39
Existing and proposed water bodies	2.56	3.75
Grassland, roads and building footprints	105.94	90.91
<b>TOTAL</b>	<b>258.71</b>	<b>156.02</b>

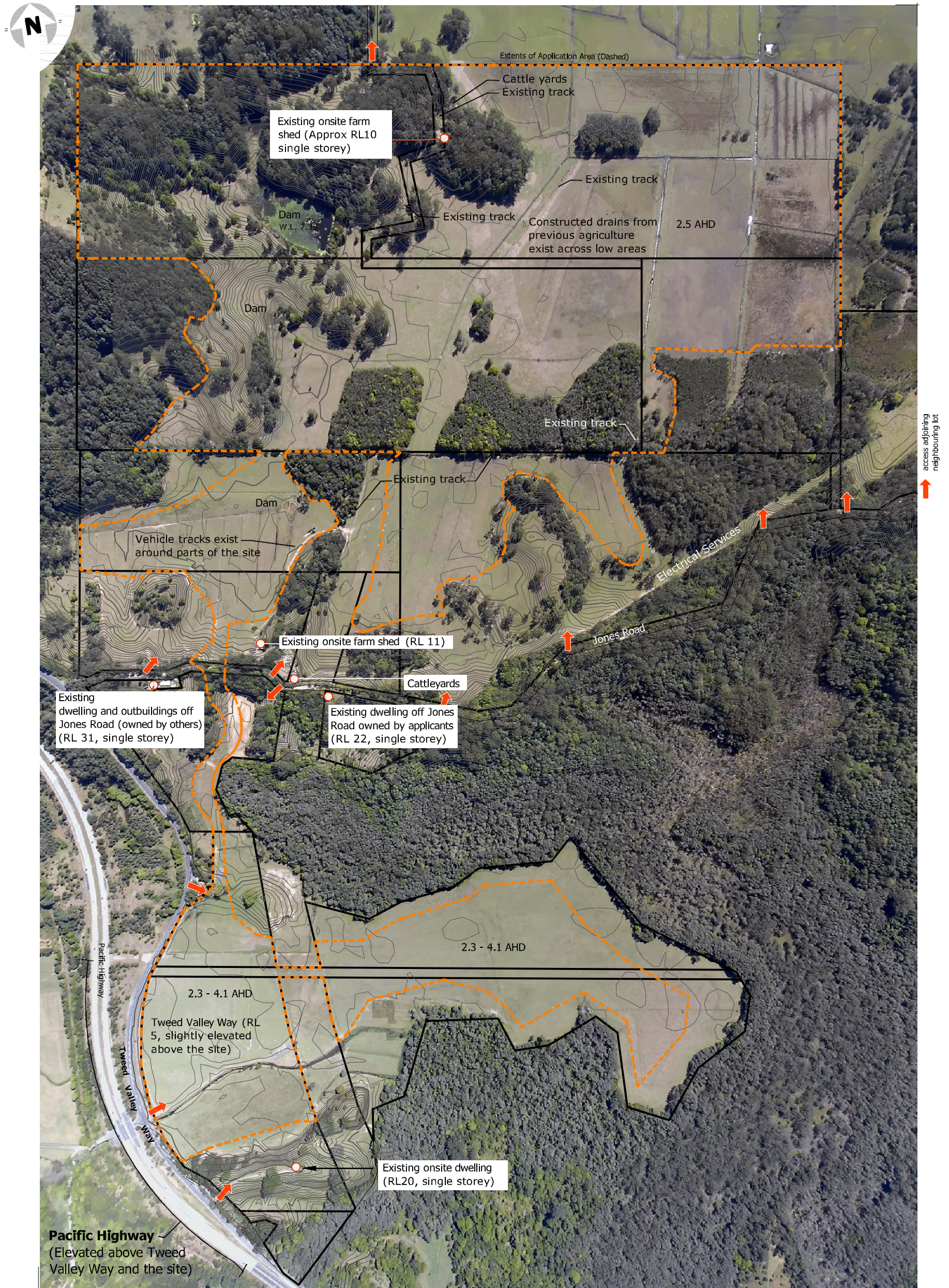
Biodiversity of the site is primarily focussed within forest habitats, with grazed pasture areas contributing <25% of the total number of fauna species records, despite occupying 70% of the Parklands area. A draft Vegetation Management & Biodiversity Plan has been prepared for the site.



**Plan 2.9** plots topography and slope. As illustrated by that drawing, the bulk of the land is in the 0 – 20% slope range. Some of the foot slopes are in the 20 – 33% range and steeply-sloping land occurs only in a very small part of the site. The topography and slope drawing should be read in conjunction with **Plan 2.10** which illustrates the extent of the 1:100 year flooding at the subject site.

The bushfire hazard mapping for the locality is plotted in **Plan 2.11**.





**Legend:**

— Property boundaries    - - - Extents of project application area (Dashed)    → Existing site vehicular access locations

All RL's were derived from site contours and are approximate only.



0 160m

Date	21.07.10
Author	SDR
Reference	09_120

1:8000 (@ A3)

**IMPORTANT NOTE |**  
Cadastral information is subject to survey. The alignment of the aerial photograph and vectorial overlays is approximate only.

Sources | Aerial Photography: Bill Mills (2009) | Cadastre: Ardill Payne (2009) |

Prepared by  
design team link





Optical fibre not shown, adjacent Tweed Valley Way

#### Legend:

— Property boundaries    - - - Extents of project application area (Dashed)

The locations of services are approximate only.



0 160m

Date	21.07.10
Author	SDR
Reference	09_120

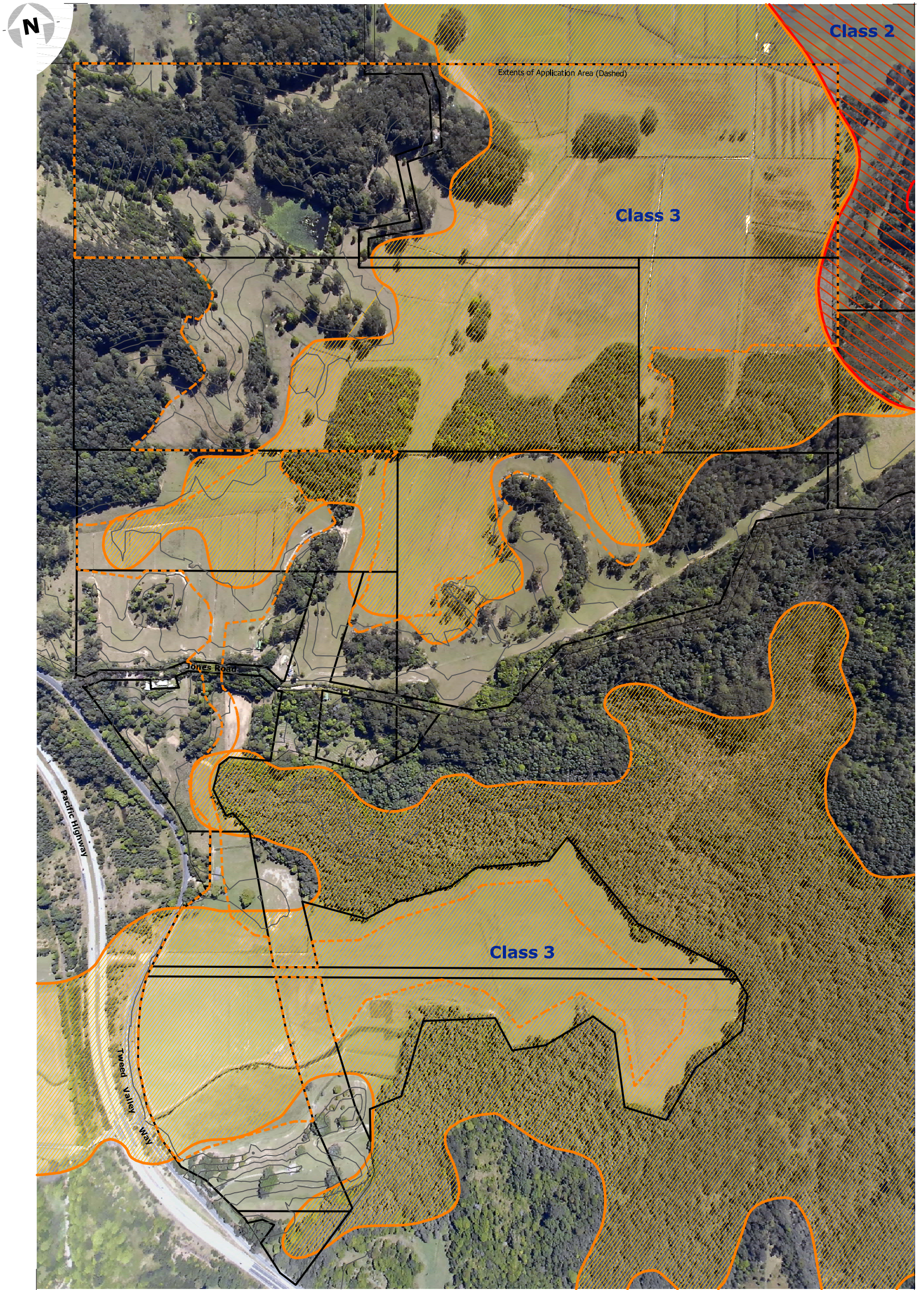
1:8000 (@ A3)

IMPORTANT NOTE | Cadastral information is subject to survey. The alignment of the aerial photograph and vectorial overlays is approximate only.

Sources | Aerial Photography: Bill Mills (2009) | Cadastre: Ardill Payne (2009) |

Prepared by  
design team link





**Legend:**

- Property boundaries
- Extents of project application area (Dashed)
- Class 2 - ASS at or near ground surface
- Class 3 - ASS between 1-3m down



0 160m

Date	21.07.10
Author	SDR
Reference	09_120

1:8000 (@ A3)

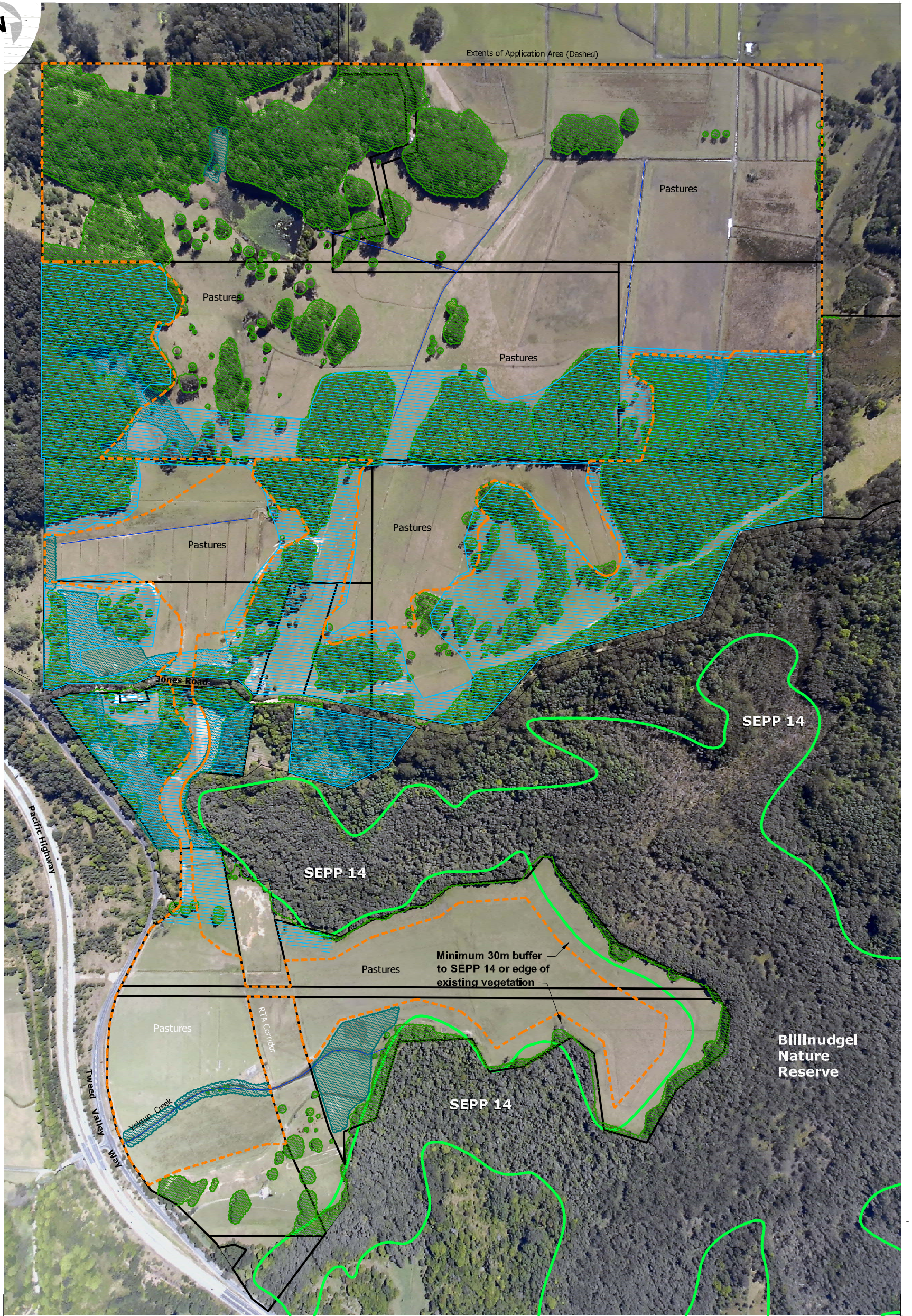
**IMPORTANT NOTE |**  
Cadastral information is subject to survey. The alignment of the aerial photograph and vectorial overlays is approximate only.

**Sources |** Aerial Photography: Bill Mills (2009) | Cadastre: Ardill Payne (2009) | ASS Mapping: Ardill Payne (2006)

Prepared by

design team ink





**Legend:**

- |                                     |  |  |
|-------------------------------------|--|--|
| Property boundaries                 | Extents of project application area (Dashed) | Byron Shire Council Mapped Wildlife Corridor |
| Existing vegetation to be protected | Existing areas to be restored                | Existing pastures                            |
|                                     |  | SEPP 14 Wetlands                             |



0 160m

Date	21.07.10
Author	SDR
Reference	09_120

1:8000 (@ A3)

IMPORTANT NOTE |  
Cadastral information is subject to survey. The alignment  
of the aerial photograph and vectorial overlays is approximate only.

Sources | Aerial Photography: Bill Mills (2009) | Cadastre: Ardill Payne (2009) | Ecological Values: Mark Fitzgerald (2009)

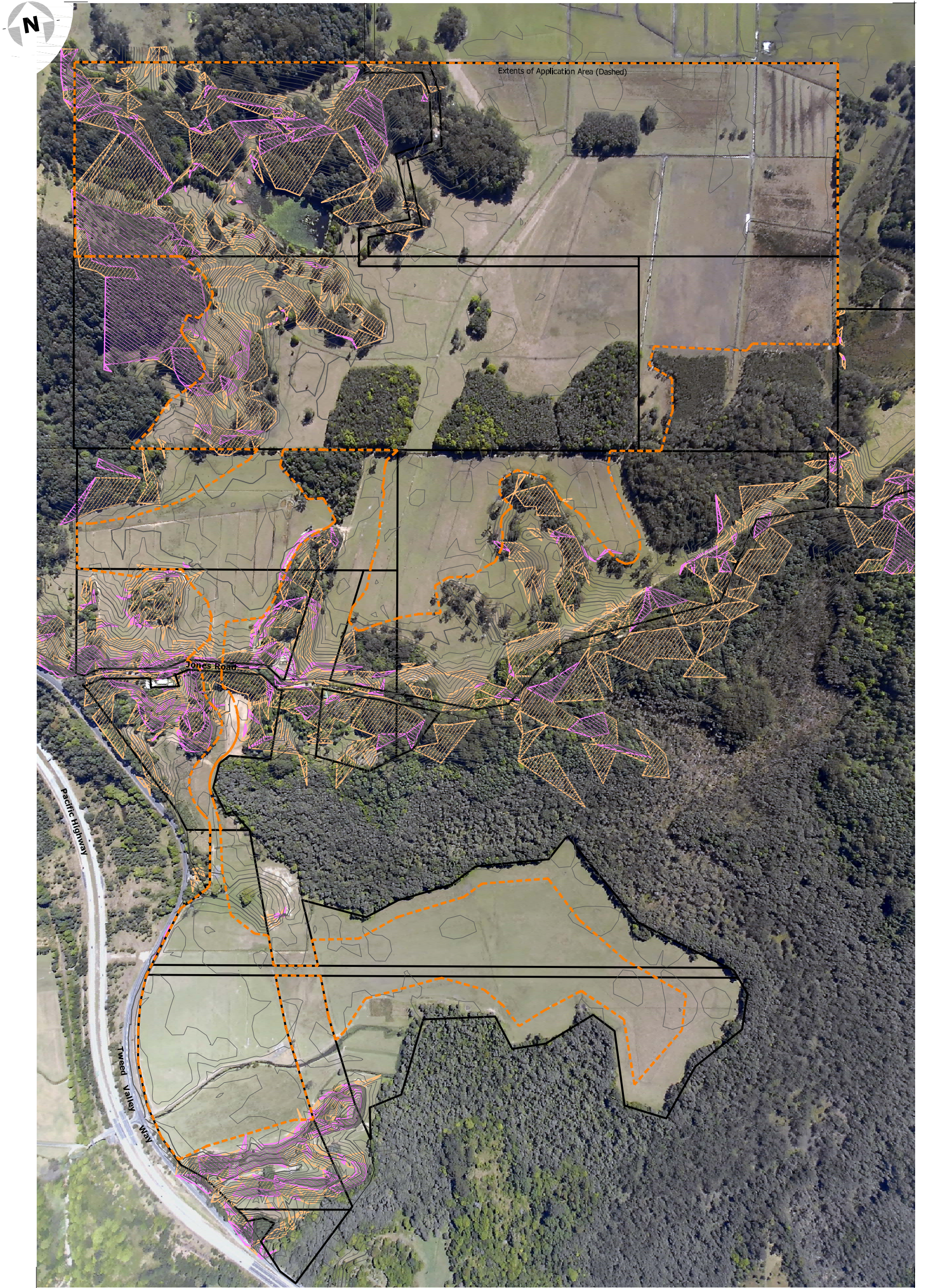
Prepared by

design team ink

Plan | **2.8**  
**Ecological Values**  
**34**

North Byron Parklands | Tweed Valley Way & Jones Road





**Legend:**

- Property boundaries
- Extents of project application area (Dashed)
- Slope = 0-20% (no hatch)
- Slope = 20-33%
- Slope > 33%



0 160m

Date	21.07.10
Author	SDR
Reference	09_120

1:8000 (@ A3)

IMPORTANT NOTE | Cadastral information is subject to survey. The alignment of the aerial photograph and vectorial overlays is approximate only.

Sources | Aerial Photography: Bill Mills (2009) | Cadastre: Ardill Payne (2009) | Slope Analysis: Balanced Systems Planning (2009)

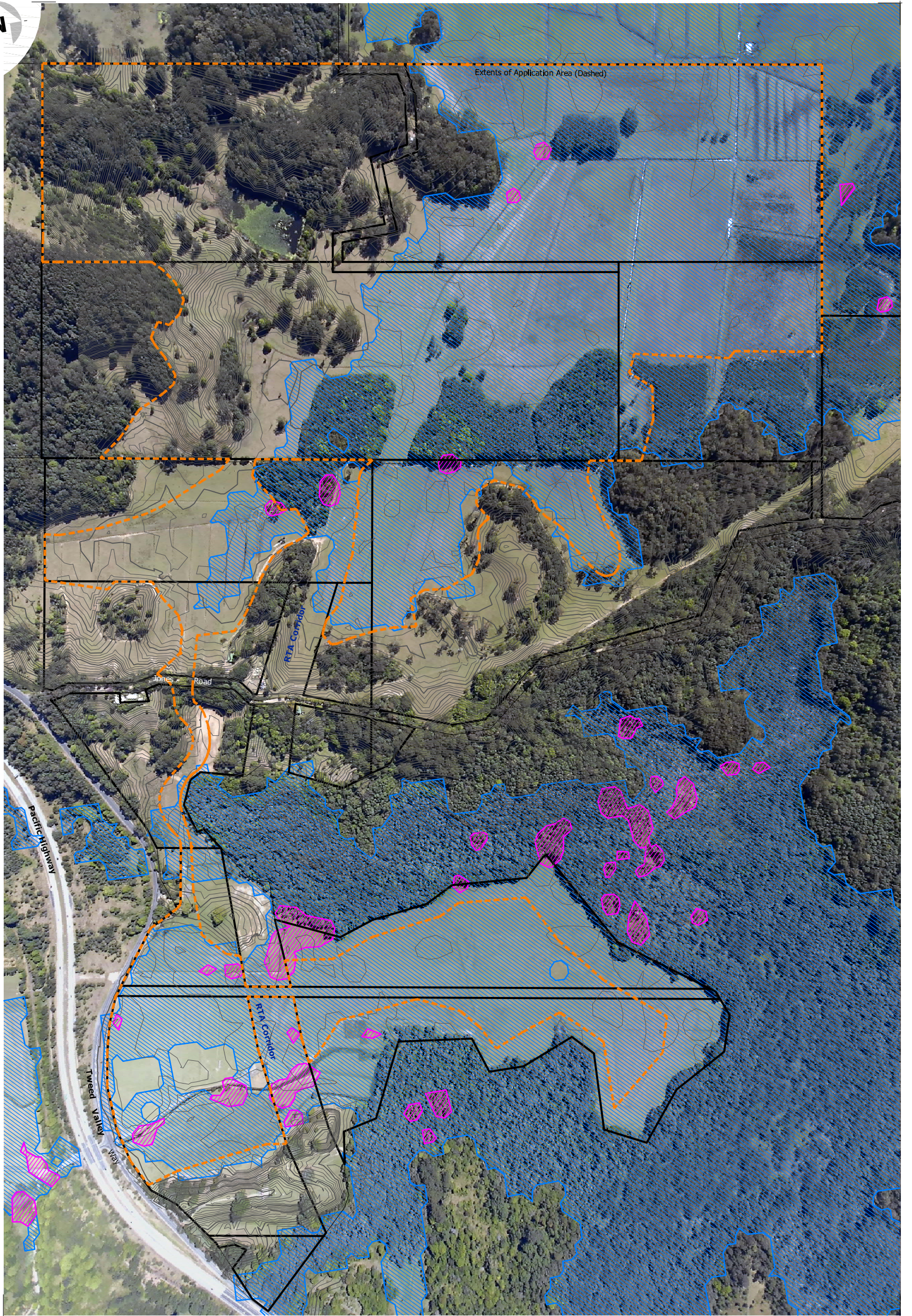
Prepared by

design team ink

Plan | 2.9  
**Topography and Slope**  
**35**

North Byron Parklands | Tweed Valley Way & Jones Road





**Legend:**

- Property boundaries
- Extents of project application area (Dashed)
- Low flood hazard
- High flood hazard



0 160m

Date	27.07.10
Author	SDR / azaCAD
Reference	09_120

1:8000 (@ A3)

**IMPORTANT NOTE |**  
Cadastral information is subject to survey. The alignment of the aerial photograph and vectorial overlays is approximate only.

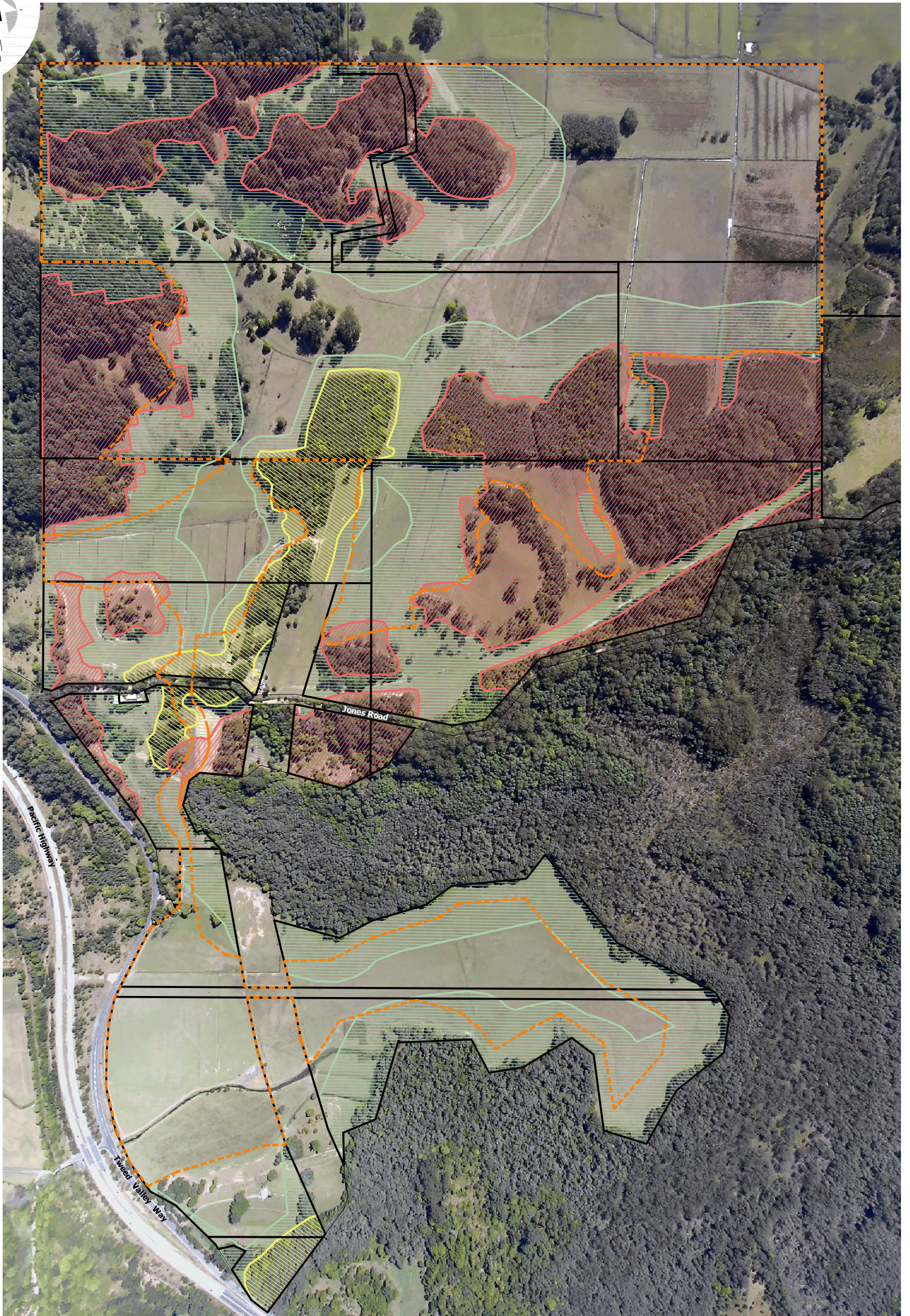
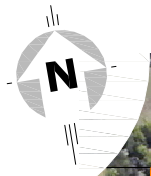
**Sources |** Aerial Photography: Bill Mills (2009) | Cadastre: Ardill Payne (2009) | Flood Categories: BMT WBM (2005)

Prepared by  
**design team Ink**  
azaCAD

Plan | **2.10**  
**Flooding**  
**36**

**North Byron Parklands | Tweed Valley Way & Jones Road**





**Legend:**

- Property boundaries
- Extents of project application area (Dashed)
- Vegetation Category 1
- Vegetation Category 2
- Buffer



0 160m

Date	30.07.10
Author	azaCAD
Reference	09_120

1:8000 (@ A3)

**IMPORTANT NOTE |**  
Cadastral information is subject to survey. The alignment of the aerial photograph and vectorial overlays is approximate only.

Prepared by  
design team ink  
azaCAD

Plan | **2.11**  
**Bushfire Prone Land and Buffers**

**Sources |** Aerial Photography: Bill Mills (2009) | Cadastre: Ardill Payne (2009) | Flood Categories: BMT WBM (2005) | Bushfire Categories: Byron Shire Council

**North Byron Parklands | Tweed Valley Way & Jones Road**