

Temporary accommodation site

Excelsior Circuit and Torakina Road, Bayside, Brunswick Heads

The NSW Government is working with Councils in the Northern Rivers to ensure anyone impacted by the 2022 floods, who needs temporary housing, can access it.

A temporary accommodation site is being established at Excelsior Circuit and Torakina Road in Brunswick Heads to host housing for local people who cannot return home because of flood damage.

The site can host approximately 10 self-contained housing units, which will be home to up to 24 people.

These housing units will be located at the site for up to two years, depending on housing needs, to ensure flood-affected residents have time to finalise their long-term housing solutions.

Who will live at the Brunswick Heads site?

- The people who move into the Brunswick Heads site will be residents from the Northern Rivers who have lost their homes in the recent floods.
- Recognising the importance of placing people as close to their original homes as possible, a prioritisation process will be used meaning that most people that end up moving into the Brunswick Heads community will have lived in the Byron Shire before, or very close to it.

How was the site selected?

- Maintaining community connectedness is an important part of flood recovery, and where possible temporary housing sites are intended to enable people to continue to access their homes, places of work and study and community support networks.
- As such, the NSW Government worked with Councils across the Northern Rivers to identify vacant land that is Government owned, and located in areas where people displaced by the floods, can still maintain their connections to everyday life while planning for permanent housing. For example, waiting for repairs to be done or undertaking the planning approvals to rebuild.
- A site suitability and feasibility assessment was undertaken by the Department of Planning and Environment, and this found the site was suitable for temporary housing. The assessment has similar considerations that would occur in the usual planning process, including:
 - Site availability for multi-year projects, with preference given to Council and government sites (Crown Land and surplus government sites)

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- Desktop analysis of constructability, including existing services connections, site slope, access and other considerations that may impact construction such as easements
- Safety, including flood and bushfire risk, site contamination
- Access and proximity to where people were living before
- Other considerations, such as biodiversity restrictions and Native Title claims.
- The Brunswick Heads site is on Byron Shire Council owned land that has been leased by Council, to the NSW Government, to provide temporary housing for local people who are unable to return home due to damage caused by the February and March floods.

How will the sites be managed once they are constructed?

- All Brunswick Heads site residents will sign an occupancy agreement before moving in. This sets out appropriate behaviour and conduct for living in the temporary accommodation.
- We are partnering with Community Housing Providers, as the on-site managers, to monitor behaviour and conduct. If someone is unable to comply with the terms of the occupancy agreement, they may be asked to leave the site.
- Each site has a dedicated village manager as well as on-site case workers, support workers and engagement officers to provide wrap around support to residents.
- All housing units will be cleaned before residents move in and then the residents are responsible for all ongoing clean-up of the housing unit, as it is their private home.
- The site will be supported with all utilities such as power, water, sewerage, garbage collection and on-site parking for residents.
- After two years, the NSW Government will return the site to Byron Shire Council. A requirement of the lease is that we restore the site with make good works to its former use.

What is involved in the design of the site?

- There are a series of reviews that are undertaken before a site is designed, for example biodiversity reviews undertaken by the Department of Planning and Environment, in line with planning regulations for the establishment of the temporary housing sites. The assessment has similar considerations that would occur in the usual planning process. An indicative site design is included as an attachment to this factsheet, noting this may change as more becomes known about the site during construction.
- A key consideration for this site is the close proximity of Lilly Pilly Pre-school, with housing and parking for the site primarily being installed on the Torakina Road boundary. To limit children from the pre-school and playground accessing the site, fencing will be established on the boundary.
- The existing public playground does not form part of the temporary housing site. The playground will remain in place for public use under the management of Byron Shire Council.
- The design for the site has also taken into consideration approved plans to develop the adjacent block of land (behind the Preschool) and, as such, has incorporated the appropriate setbacks to ensure space is maintained.
- The site will include 10 modular homes (also called pods), with different configurations to suit different family types. There are multiple providers of modular homes, and so the type of unit can look slightly

different from site to site. The pods are fully self-contained and offer a comparable level of amenity across the different model types. An example is shown below.

- The site includes parking for residents to ensure the new residents do not take up local parking spots.
- An indicative site design is included in this factsheet to provide information on the intended site design. This design may be amended during construction based on contractor advice.
- The site has been designed to minimise tree loss and retain trees on site wherever possible. A small number of trees in the centre of the site will be required to be removed to allow for construction of an access road with compensatory planting on other areas of the site.

How long will the site take to construct?

- Construction is expected to commence from mid to late September and will continue for – 16- 20 weeks, subject to weather and construction planning.
- During construction, works will be underway from Monday to Friday 7am to 6pm and Saturday from 8am to 1pm, unless otherwise agreed by Council. Please check www.nsw.gov.au/floods/recovery/temporary-housing for the latest information and any expected disruptions.
- Construction works involve preparing the land to safely host the housing units, manage access routes for cars, and provide for utilities. Initial works will include fence installation and site set up, such as the installation of site offices.

Are pets allowed on site once residents move in?

- Domestic pets will be permitted on a case-by-case basis with consideration given to the type of animal, if they are suitable to the housing unit and the need to maintain a safe and well-functioning living environment for all residents.

Will I still be able to use the playground in Bayside Park?

- Yes. The playground remains publicly accessible and under the management of Byron Shire Council. It does not form part of the temporary housing site.

I'd like some more information on the Brunswick site, who can I talk to?

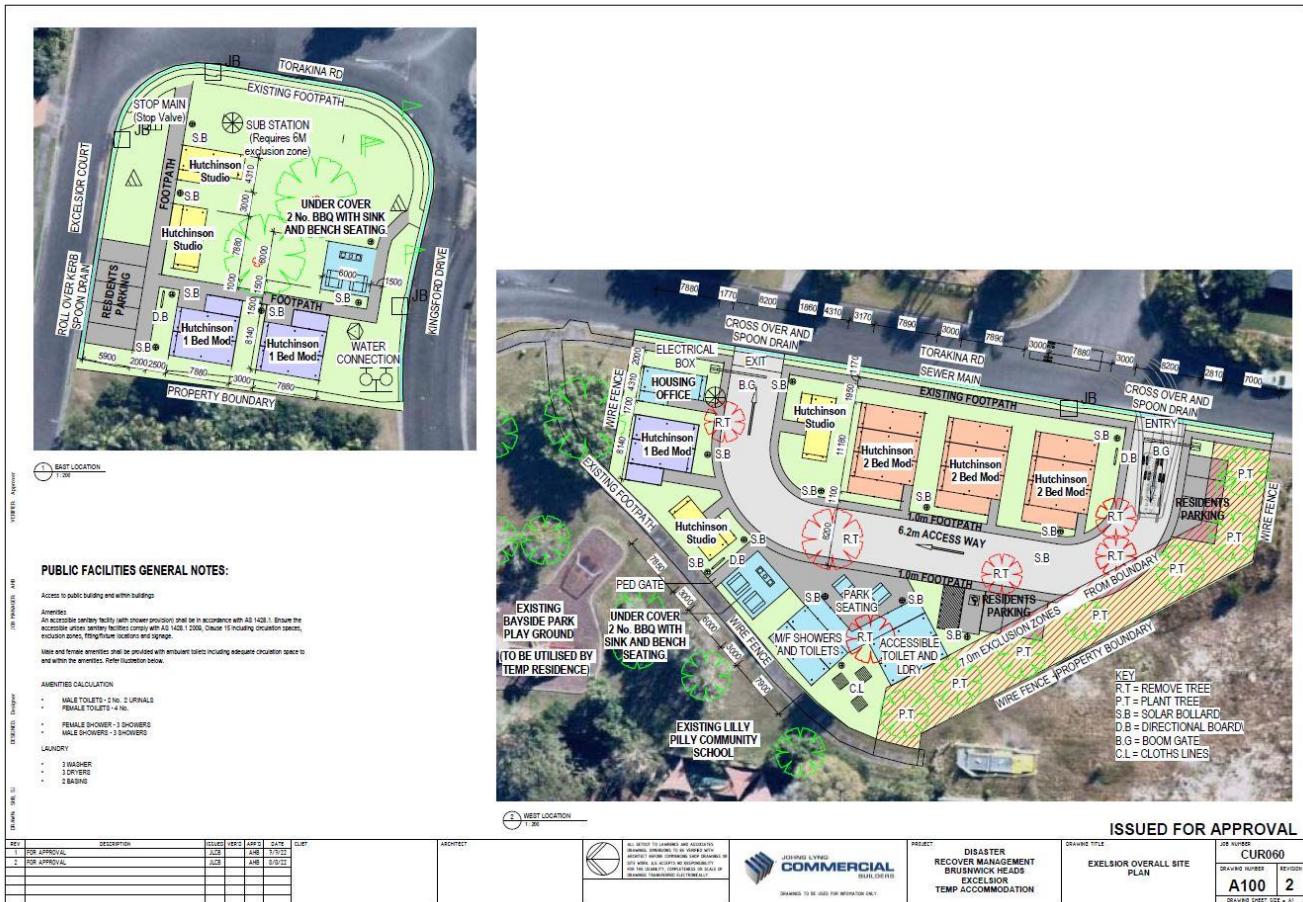
- We will be hosting community drop-in information sessions on **Tuesday 13 September 2022** at the following locations:
 - Brunswick Heads Memorial Hall, Fingal Street, 9am – 11am
 - Brunswick Heads Bowling Club, Tweed Street, 3pm – 6pm
- The latest information is available at www.nsw.gov.au/floods/recovery/temporary-housing
- You can also email housingtaskforce@resilience.nsw.gov.au or call **02 9212 9200** to speak to a member of the project team at any time throughout the project.

Site Map – Excelsior Circuit and Torakina Road, Brunswick Heads



Map of licenced area

Site layout is indicative and may change as more becomes known during construction.



Indicative pod type

Pods may differ from site to site depending on supplier.



Kitchen/dining and bedroom – Hutchinsons Modular Home

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