

## Prince & Station Street site update – November 2022

The temporary accommodation site at Prince & Station Street, Mullumbimby has been leased to provide housing for local people who cannot return home because of flood damage.

This update is to provide you with more information about construction works over the Christmas and New Year period, site management, and the upcoming drop-in session.

### Construction

#### Recent works

- Pods will temporarily be stored on Station Street at southern end of site.
- Essential Energy works are occurring to ensure that once the housing site is operational, the electricity network is able to handle the additional energy needs of the community.
- Works have also been undertaken to provide water to the site.

#### Upcoming works

- Road sealing and fencing construction.
- Continuing the installation and commissioning of the first pods on site. The first pods are expected to be operational in mid-December, with site completion occurring in early 2023.

#### Christmas shut down

- Construction works will temporarily pause over the Christmas period with a limited on-site presence from **Saturday 24 December 2022 – Monday 02 January 2023**.
- Work is expected to recommence **Tuesday 03 January 2023**, unless otherwise communicated.

### Community drop-in session

- A community drop-in session will be held at **Stan Robinson Park**, Station Street, Mullumbimby (next to the Council Chambers) on **Tuesday 06 December 2022** from **3pm – 6pm**.
- Our team will be available to answer questions about the site design, management and recently released Flood Impact Assessment.

### Temporary pod storage

- A portion of land within the approved leased area will be used for the temporary storage of housing pods prior to installation.
- The temporary storage site is within the southern end of the site along Prince Street near New City Road. The area is expected to be used for an estimated three months while works progress.
- The temporary storage site will be fenced to ensure safety and security.
- Traffic controllers will be on site where required to look after pedestrians and road users.

### Pod allocations & management

- Upon completion of construction, the Prince & Station Street site will be handed over to an appointed Community Housing Provider (CHP) to manage the site and support the allocation of residents to the housing units. The CHP will maintain an on-site presence with on-site security and case management.
- The CHP will work closely with prospective residents to understand their needs and circumstances. This includes an opportunity to tour the site before accepting a pod.
- The CHP also works closely with local Recovery Support Services (RSS) to provide the required support for residents, including mental and physical health, financial support and options for returning to a more permanent living situation
- The site is temporary in nature. Under the licence conditions, the site must be returned to its previous condition at the end of its use as a temporary housing site.

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## Flood modelling & report

- The site was reviewed with consideration to flood risk and flood planning, including under the North Byron Floodplain Risk Management Plan.
- The NSW Government commissioned independent consultants to undertake flood modelling of different scenarios at the site. The NSW Government then determined the most appropriate design option with consideration of minimising impacts for surrounding residents.
- A copy of the scenarios modelled is included in the Flood Impact Assessment at [www.nsw.gov.au/floods/recovery/temporary-housing](http://www.nsw.gov.au/floods/recovery/temporary-housing) – scroll down to *Site locations* and select the *Mullumbimby Project Update and Flood Impact Assessment*.
- It is important to note that the Department of Planning and Environment (DPE) are currently undertaking a post-2022 flood event analysis for Northern NSW. Once complete, this analysis will be provided to councils.

## Site design

- The site will include 40 self-contained units, housing up to 160 people from the Byron Shire area who cannot return home due to flood damage (refer site map on the next page).
- Each unit will include on-site parking, with additional parking and drop-off areas available for visitors and staff.
- A communal area will offer green space, a covered seated and barbecue area and access to meeting rooms.
- Boundary fencing will be constructed around the site. Consistent with other temporary accommodation sites, this will look similar to low-profile pool fencing.
- The site is being constructed in line with Scenario A as detailed in the Flood Impact Assessment. This involves:
  - Construction of a fill pad above the 1 in 100 year flood level (also known as 1% Annual Exceedance Probability (AEP) level).
  - Swale (drainage channels) installed between the railway line and fill pad, draining into the Brunswick River to the north; and

- Installation of a property protection bund along the northern end of the site.
- This design option was selected as it improves outcomes to the greatest number of properties surrounding the site, while enabling construction to proceed in the quickest timeframe possible.

## Contact us

- You can email [housingtaskforce@resilience.nsw.gov.au](mailto:housingtaskforce@resilience.nsw.gov.au) or call **1300 003 227** to speak to a member of the project team at any time throughout the project.
- If you need temporary housing, you can register your interest by:
  - Calling Service NSW on **13 77 88**; or
  - Visiting a recovery centre. The Mullumbimby Flood Recovery Hub is at ‘the cottage’, Mullumbimby District Neighbourhood Centre, 55 Dalley Street, Mullumbimby.
- If you are at risk of immediate homelessness, call Service NSW on **13 77 88** to update your circumstances.

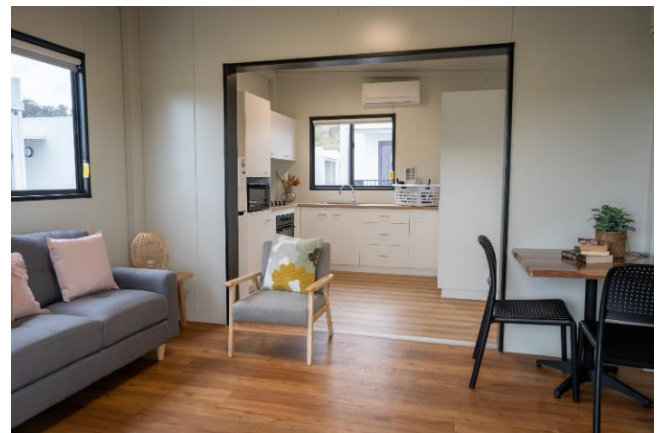


Photo: Inside Lismore temporary housing pod

Visit the link below or scan the QR code for more information:

[www.nsw.gov.au/floods/recovery/temporary-housing](http://www.nsw.gov.au/floods/recovery/temporary-housing)



### Prince & Station Street site layout

