

**Our Reference: J6162**

26 March 2020

**Dan Champness**

**Project Manager Strategic Projects, Regional and Outer Metropolitan  
Transport for NSW**

Via Email: [Dan.Champness@transport.nsw.gov.au](mailto:Dan.Champness@transport.nsw.gov.au)

**Attention:** Dan Champness & Andre Panich

**Addendum – Review of Environmental Factors  
Lawson Street South and Railway Hotel Car Park Upgrade Works, Byron Bay**

Dear Dan and Andre,

Planit Consulting has been requested by Transport for NSW to undertake an environmental impact assessment and gap analysis for the abovementioned project, following recent amendments to the planned subject car park upgrade works.

This letter in effect, provides as an addendum to the June 2018 Review of Environmental Facts (REF) which was prepared by Planit Consulting on behalf of Transport for NSW. This review was requested by Transport for NSW as the relevant public authority proponent (Environmental Planning & Assessment Act (EP&A) 1979 s. 5.3) and the determining authority (EP&A Act s. 5.1) for the proposed Activity to indicate and confirm that all matters affecting or likely to affect the environment have been examined and taken into account before commencing the works.

**Project Overview**

The upgrade to the Lawson Street South and Railway Hotel Car Parks is to be undertaken to mitigate safety risks, prevent illegal overnight camping and reduce ongoing costly maintenance within these public spaces. The works will also ensure these parking assets meet relevant Australian Standards and the Northern Rivers Design Specifications.

Stage 1 included the construction of new stormwater drainage between the car parking areas and wider existing network. Stage 1 works have been completed in accordance with the endorsed June 2018 iteration of this Review of Environmental Factors (Version H).

Due to site constraints, works within each car park were to be subsequently carried out, with the completion of one car park being immediately followed by the commencement of the other.

Since preparation of the REF in June 2018, the project team has progressed the construction detail design for the 2x car park areas and in consultation with adjoining land-owners has amended the design from what was considered under this previous REF. This detailed design review has included consideration for car and motorcycle parking allocation for the various user groups.

The main construction elements associated with the 2x separate car parks now include:

Lawson Street South Car Park

- Boxing out and re-grading of the existing car park area;
- Installation of conduits and poles for car park lighting and CCTV network;
- Construction of rain gardens and connection to Stage 1 stormwater;
- Construction of kerbs and medians and other minor concrete works;
- Asphalt surfacing of the car park;
- Line marking to create 30 formal parking spaces (refer to the table below); and

- Landscaping.

Railway Hotel Car Park

- Removal of trees located within the construction footprint;
- Construction of new stormwater drainage connecting car park area to the existing Stage 1 stormwater network;
- Boxing out and re-grading of the existing car park area;
- Construction of kerbs, medians and kerb ramps;
- Installation of conduits and poles for car park lighting and CCTV network;
- Construction of new footpaths around northern and eastern perimeter of the car park; and
- Line marking to create walkways and 65 formal parking spaces (refer to the table below); and
- Landscaping.

The parking spaces provided across these 2x facilities now comprise.

Type	Railway Hotel	Lawson Street (South)	Total
Mobility Spaces	3	1	4
Class 2 Spaces	54	25	79
Employee (Class 1) Spaces	4	0	4
Visitor Centre (Class 3) Spaces	4	0	4
Motorcycle Spaces	0	4	4
<b>Total</b>	<b>65</b>	<b>30</b>	<b>95</b>

The current construction plans for the project are attached to this letter.

**Environmental Assessment**

From this review, we consider the proposed activity remains partly exempt development as well as permitted without consent under *State Environmental Planning Policy (Infrastructure) 2007* (Infrastructure SEPP), and can be addressed under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Our gap analysis has concluded that the proposal remains consistent with the findings under the June 2018 REF. No additional consultation or studies are required in accordance with current environmental planning legislation. The mitigation measures as detailed in this Jun 2018 REF remain relevant to the revised scope of works and will assist to ameliorate or minimise any perceived construction and environmental impacts. That is, the identified mitigation methods and safeguards in the REF are to be followed and implemented as part of the Activity.

For completeness, Planit Consulting has prepared an updated REF, and while not necessary to be endorsed, it confirms the abovementioned points. A copy of this updated REF is appended to this letter.

We note that the above is town planning advice only, and you may wish to seek legal advice on the matter.

Yours sincerely,



**Luke Blandford**  
**Planit Consulting Pty Ltd**