



Draft Byron Shire Overland Flood Study

Overland flooding (sometimes called flash flooding) occurs when intense, short periods of rain causes water to flow across the ground surface because stormwater and drainage systems are overwhelmed and cannot carry the water away quickly enough.

Overland flooding can:

- Develop rapidly during storms and short, intense, heavy rainfall
- Affect roads, homes, businesses and public spaces
- Occur away from rivers and creeks
- Create dangerous conditions with little warning

The Draft Byron Shire Overland Flood Study aims to:

- Improve understanding of overland flood behaviour across Byron Shire.
- Identify locations where overland flooding may present a hazard to people, property and infrastructure.
- Support future flood risk management planning.
- Provide information for landowners, residents and businesses.
- Help Council make informed decisions about future development and infrastructure.

Overland flooding is different to river flooding



Overland (Flash) Flooding	River Flooding
Caused by intense local rainfall	Caused by rivers, creeks or waterways overflowing
Can occur within minutes or hours	Usually develops over longer periods
Often affects streets, properties and local drainage paths	Usually affects larger regional floodplains and waterways
May occur even if nearby rivers are not flooding	Linked to river and creek catchments

About the study

The study was completed by specialist flood consultants using:

- Detailed terrain and elevation information
- Rainfall and flood modelling
- Existing drainage information
- Historical flood records and observations

Areas susceptible to overland flooding

While there are many places in the Byron Shire that are susceptible to overland flooding, the study identifies seven key areas that are repeatedly the most impacted. Places such as Bangalow, Byron Bay town centre and Suffolk Park are not included in the study as they are covered by ongoing or completed flood studies.

- Parkway Drive (Ewingsdale)
- Coomburra Crescent (Ocean Shores)
- Fingal Street (Brunswick Heads)
- New City Road/Hollingsworth Lane (Mullumbimby)
- Rajah Road (Ocean Shores)
- Yelgun Creek (South Golden Beach)
- Palmer Avenue (South Golden Beach)

Consultants determined the locations through an analysis of overland flood modelling, flood exposure assessment and through a review of Council's records of where reported incidences of flooding has occurred in the past.

The study identified opportunities for future mitigation to reduce overland flooding risk when funding is available.

Consultation closes on 29 November 2026.

What happens next?

Community feedback will be reviewed and where relevant, will help inform the final study and future flood risk management planning for Byron Shire.

More information

For more information or to have your say

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