



DOCUMENT/STATUS REGISTER

Issue	Date	Purpose	Approved
01	23.06.2023	DRAFT ISSUE	IB
02	19.07.2023	FOR REF	IB
03	21.08.2023	FOR REF	IB
04	13.09.2023	FOR REF	IB
05	20.10.2023	FOR DA SUBMISSION	JH
06	23.10.2023	FOR DA SUBMISSION	JH

PROJECT DETAILS

Site Address	9 Byrnes Street Broadwater NSW 2472
Site Area	8,837 m ²

Contents

1 INTRODUCTION

The Proposal
Site Description

2 DESIGN

Landscape Design Development
Landscape Masterplan
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Planting Strategy

THE PROPOSAL

The existing buildings at Broadwater Public School, 9 Byrnes Street, Broadwater (Lot 4 & 5, Deposited Plan (DP) 1043232 and Lot 501 DP 755624) were significantly inundated during the February 2022 floods and most of the structures are no longer habitable due to the damages caused by the flood waters. As a result, the NSW Department of Education is proposing to demolish the existing school buildings and construct a new elevated school building to replace it. The floor level of the new building will be located above the design flood level to increase flood resistance and create useable undercroft spaces.

The proposed works will be undertaken via DA pathway under Part 4 of the Act and Section 3.36 of the T&I SEPP. The Landscape Design has been assessed against the Design Quality Principles in Schedule 8 of SEPP (Transport and Infrastructure) 2021

Works will comprise the following:

- Site preparation including site establishment works, earthworks and relocation of heritage bell.
- Demolition of existing school buildings.
- Construction of a new elevated school building, with at-grade (undercroft) amenities and storage, including:

Ground Level:

- Open undercroft space for covered outdoor learning and play
- Male and female amenities and accessible toilet / change room facility.
- Cleaners Store.
- Sports Store.
- Equipment and general store.

Elevated Level:

- New administration comprising interview room, clerical spaces, Principal's office, staff room, sick bay, store and male, female and accessible amenities.
- School library with computer room, store, main communications room and library office.
- Three (3) General Learning Spaces (GLS) with learning commons and multi-purpose space.
- Canteen with open servery space.
- Store.
- Male, female and accessible amenities.
- Mechanical plant.
- New hard and soft landscaping including replacement playing field, playground, half games court and vegetable garden and new yarning circle.
- It is not proposed to increase staff or student numbers as a result of these works.



Source: Site aerial photograph (Nearmap)

SITE DESCRIPTION

The site is located at 9 Byrnes Street, Broadwater in the local government area of Ballina Shire Council. The site located in a rural setting with farmland surrounding much of the site's boundary. The Richmond River is located in close proximity to the site west with separation being provided by the Blackwall Drive.

The site is formally described as Lot 4-5 DP1043232 The site a square like shape and has an area of 8,837m². and has a riparian

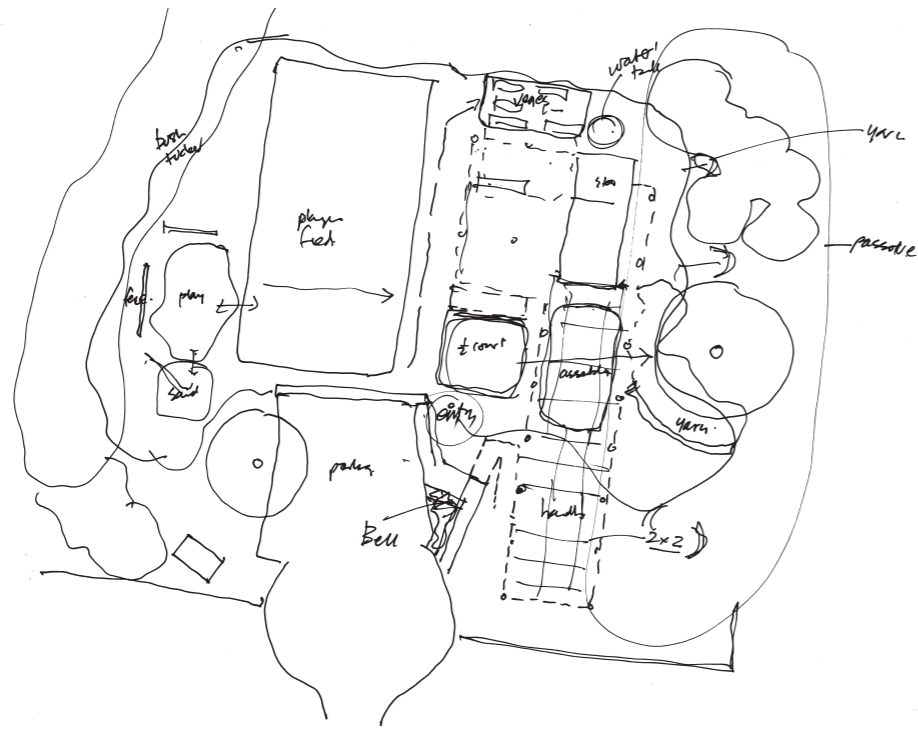
zone running the length of the western boundary. There are no heritage listings associated with the site.

The site is zoned RU1 land and adjacent to a flood planning zone and category 1 fire risk zone across the river, there is also identified "Key Fish Habitat." within the river.

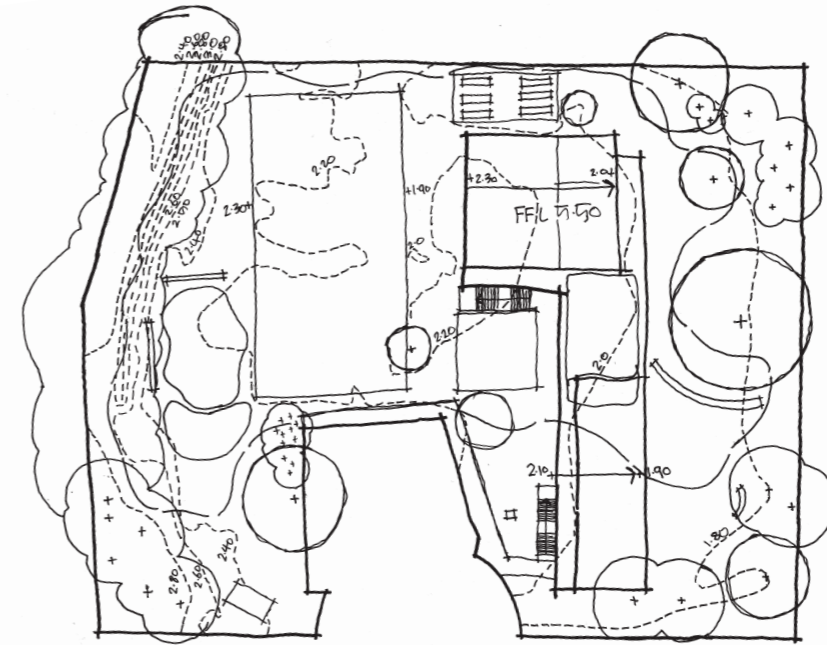
Immediately surrounding the school, to the north and south are detached residential blocks

4.0 Design

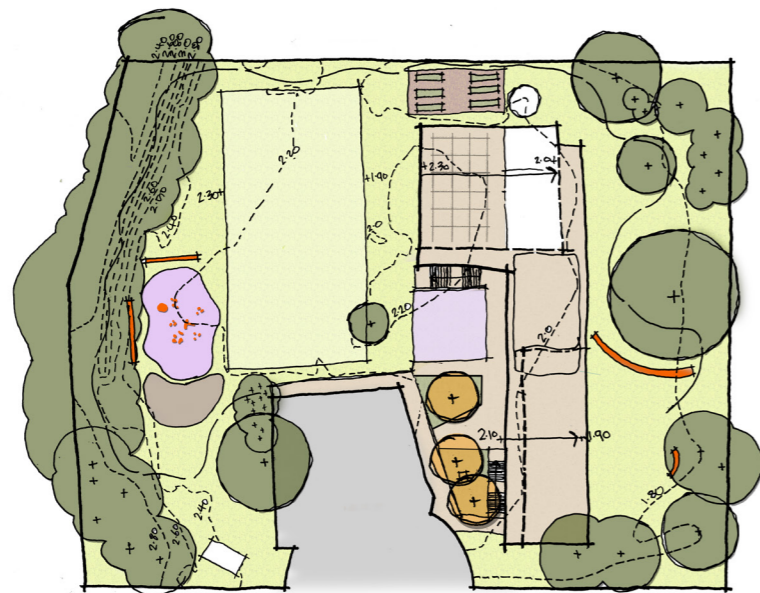
LANDSCAPE DESIGN DEVELOPMENT



1 INITIAL SITE PLANNING
The functional program overlaid onto the preliminary architectural site plan with levels and drainage.



2 REFINED SITE PLANNING
Planning of site functions and resolution of finished levels over existing site contours



3 SITE PLANNING AND ARCHITECTURE
The functional program overlaid onto the preliminary architectural site plan with levels and drainage.



4 LANDSCAPE CONCEPT
The functional program overlaid onto the preliminary architectural site plan with levels and drainage.

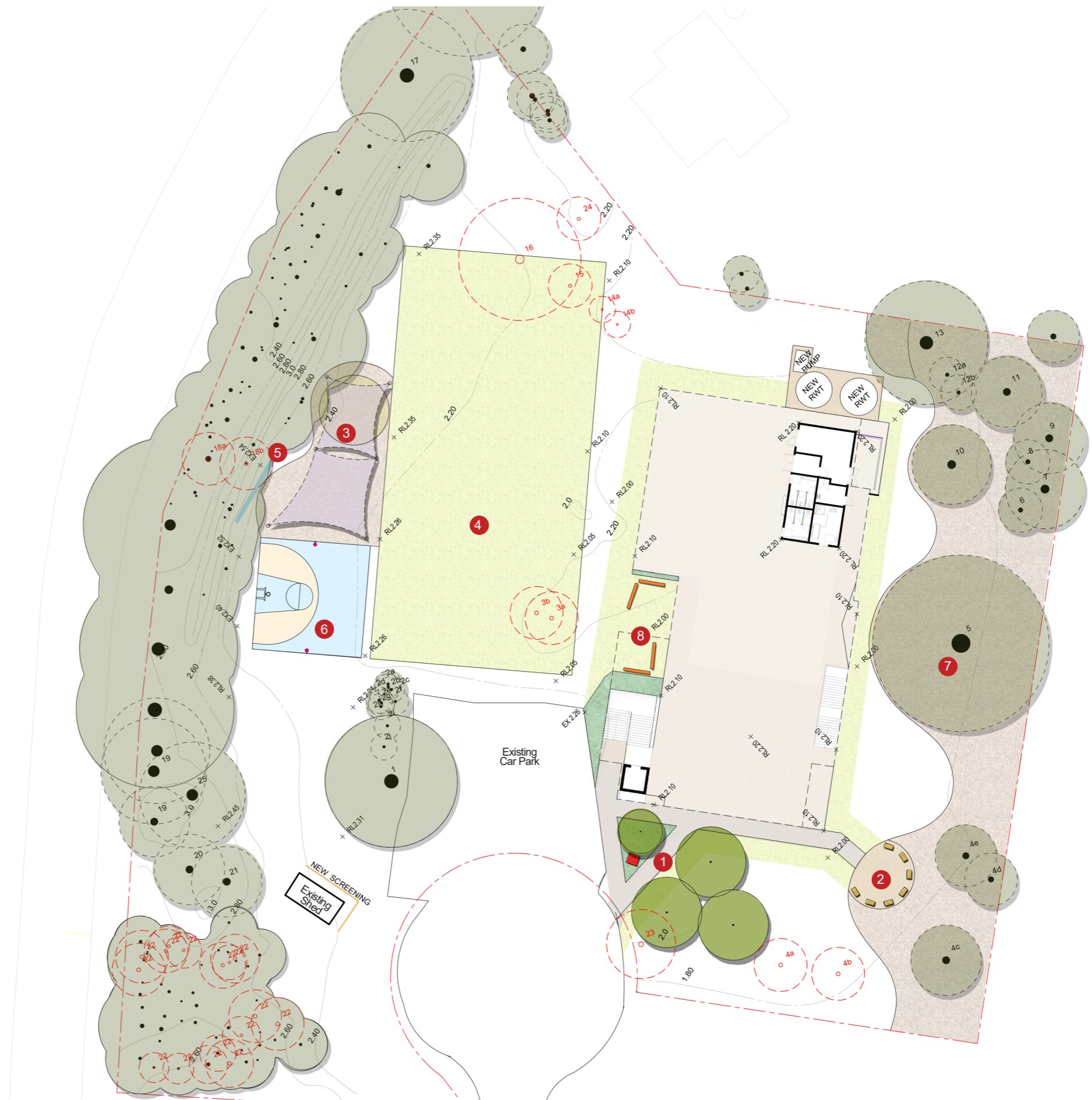
LANDSCAPE MASTERPLAN

LEGEND

	Site boundary		New Turf
	Existing contour		Sports field
	Spot levels		Mass planting
	Trees to be retained		Gravel
	Proposed trees		Sand
	Reinstated Basketball Court		Concrete paving
	Playground		Fixed seating benches
	Shade sail		

DIALOGUE

- 1 School entry with feature garden and heritage bell
- 2 Yarning circle with indigenous gardens and new canopy tree planting
- 3 New location of playground with sand pit
- 4 New level turfed sports field
- 5 Decorative fence retained as feature for playground
- 6 Half court basketball re-instated with new basketball and netball rings to either end of the court
- 7 The 'Love Tree'
- 8 Passive seating space



PRECEDENTS



Playing field



Sand play



Art integration



Natural play



Games court and Netball



Shaded outdoor learning area



Entry definition



Connection with Country



SCALE 1:250 @ A1
0 2.5 5 10 15m

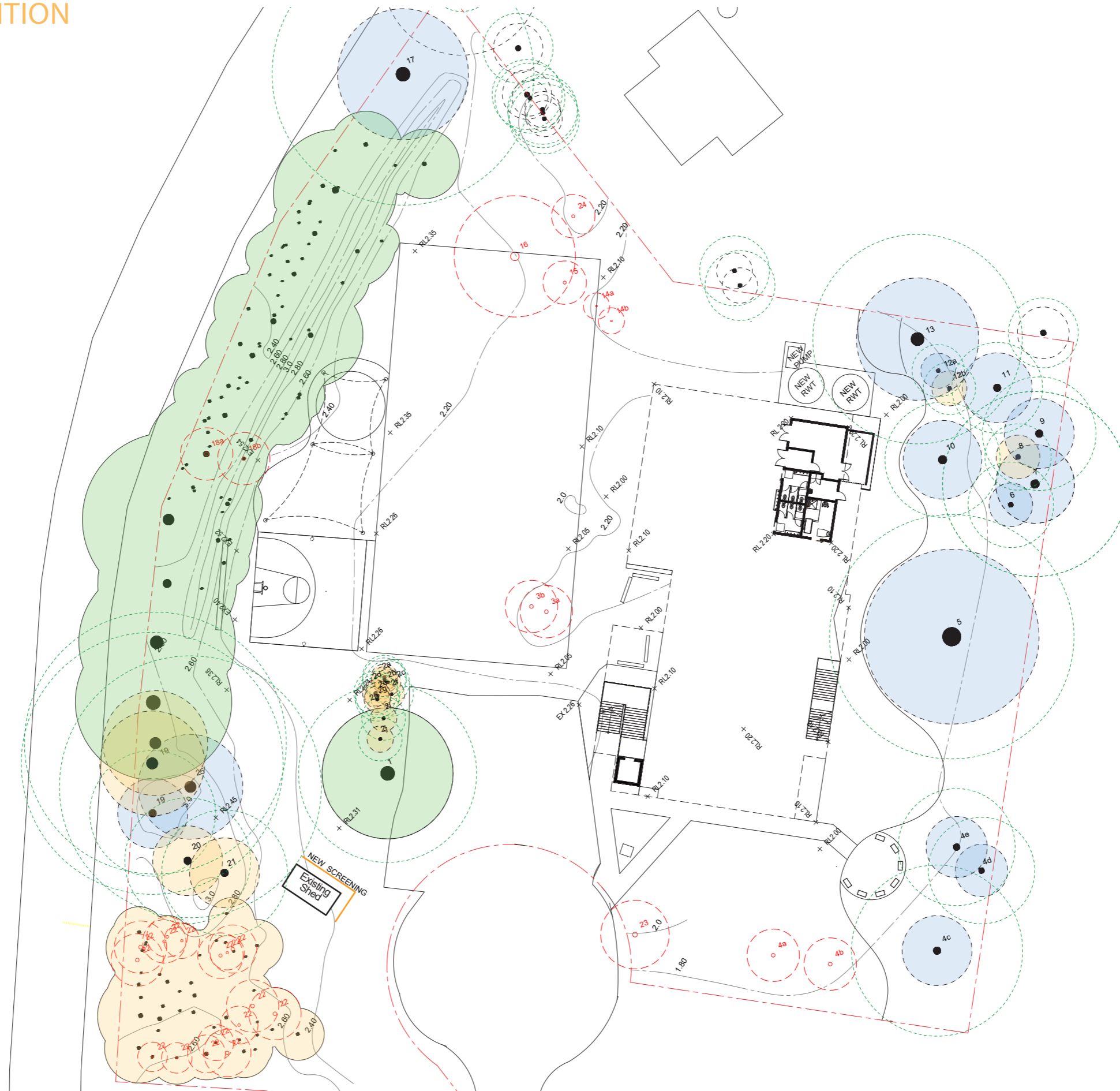
TREE REMOVAL/ RETENTION

LEGEND

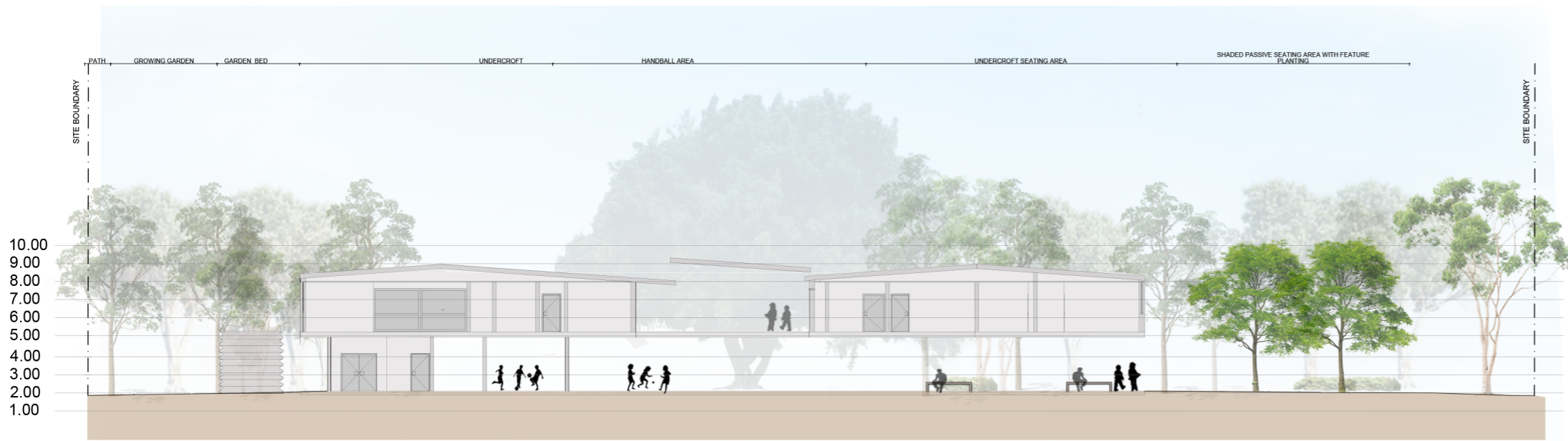
-  EXISTING TREES
-  EXISTING TREES TO BE REMOVED
-  TREE PROTECTION ZONE
-  HIGH RETENTION VALUE
-  MEDIUM RETENTION VALUE
-  LOW RETENTION VALUE

NOTES

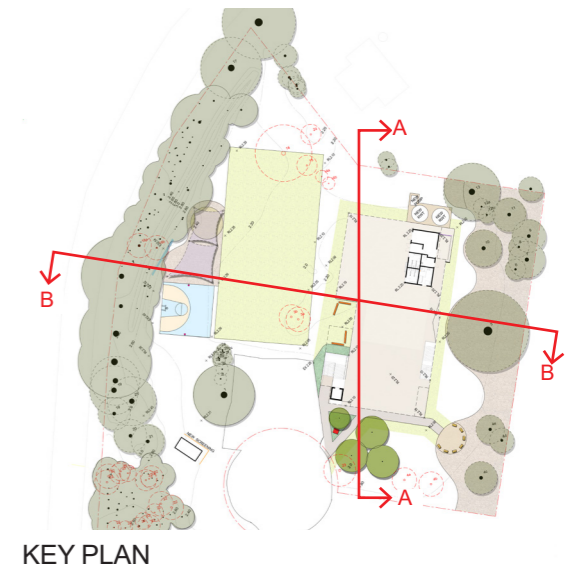
1. THIS PLAN HAS BEEN COORDINATED WITH THE LATEST ARBORICULTURAL REPORT, PREPARED BY NORTHERN TREE CARE, (22.06.2023)
2. REFER TO ARBORIST REPORT FOR TREE SPECIES AND CONDITION DETAILS



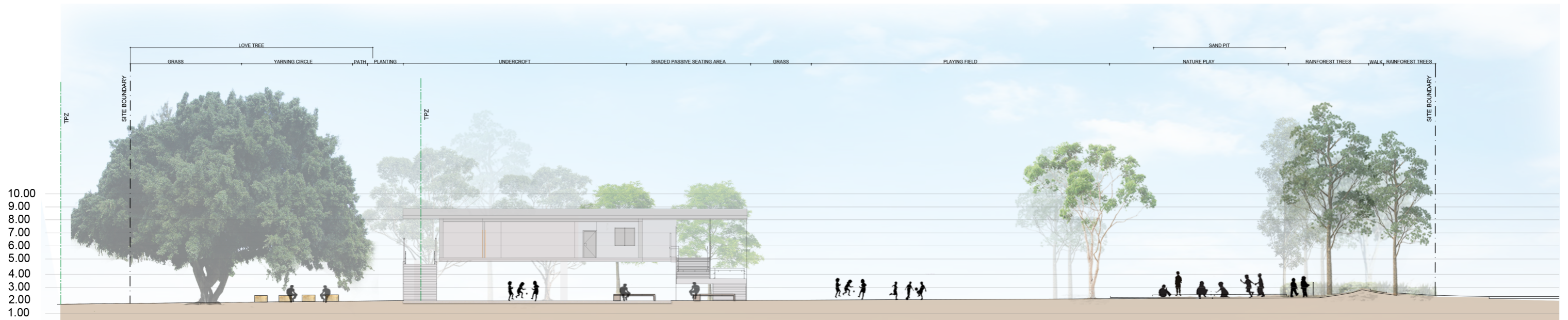
SECTION ELEVATIONS



SECTION/ELEVATION AA
1:150 @ A1



KEY PLAN



SECTION/ELEVATION BB
1:150 @ A1



PLANTING SCHEDULE

Symbol	Botanical Name	Common Name	Height	Canopy	Memorial Garden	General	Yarning Circle	Bush Tucker
TREES								
AIM	<i>Acronychia imperforata</i>	Coastal Apple	8m - 10m	2m - 3m				
ALI	<i>Allocasuarina littoralis</i>	She Oak	8m - 10m	2m - 3m				
AFL	<i>Alloxylon flammmeum</i>	Tree Waratah	15m - 18m	3m - 4m				
BCI	<i>Backhousia citriodora</i>	Lemon Scented Myrtle	5m - 6m	3m - 4m				
BRO	<i>Banksia robur</i>	Swamp Banksia	2m - 3m	1.5m - 2m				
BSE	<i>Banksia serrata</i>	Old Man Banksia	6m - 8m	3m - 4m				
BCE	<i>Buckinghamia celsissima</i>	Ivory Curl Tree	25m - 30m	3m - 4m				
CSA	<i>Callistemon salignus</i>	Willow Bottlebrush	8m - 10m	3m - 4m				
CST	<i>Cordyline stricta</i>	Slender Palm Lily	1.5m - 2m	1m - 1.5m				
CAN	<i>Cupaniopsis anacardioides</i>	Tuckeroo	6m - 8m	6m - 7m				
ERE	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	8m - 10m	3m - 4m				
GSU	<i>Glochidion sumatranum</i>	Umbrella Cheese Tree	13m - 15m	6m - 7m				
HPE	<i>Harpullia pendula</i>	Tulipwood	18m - 20m	5m - 6m				
HFL	<i>Hymenosporum flavum</i>	Native Frangipani	8m - 10m	4m - 5m				
LCO	<i>Lophostemon confertus</i>	Brush Box	15m - 18m	9m - 10m				
MQI	<i>Melaleuca quinquenervia</i>	Broad Leaved Paperbar	10m - 13m	3m - 4m				
SAU	<i>Syzygium australe</i>	Brush Cherry	6m - 8m	3m - 4m				
TLA	<i>Tristanopsis laurina</i>	Water Gum	6m - 8m	3m - 4m				
WFL	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	13m - 15m	9m - 10m				
SHRUBS								
ABR	<i>Alocasia brisbanensis</i>	Cunjevoi Lily	1m - 1.5m	1m - 1.5m				
ACA	<i>Alpinia caerulea</i>	Native Redback Ginger	1.5m - 2m	1m				
ADU	<i>Austromyrtus dulcis</i>	Midgenberry	0.5m	0.8m				
BLI	<i>Baeckea linifolia</i>	Swamp Myrtle	1.5m - 2m	1.5m - 2m				
BRU	<i>Bauera rubioides</i>	Dog Rose	1.5m - 2m	1.5m - 2m				
BFL	<i>Boronia floribunda</i>	Pale Pink Boronia	1m	0.4m - 0.6m				
BSE	<i>Boronia serrulata</i>	native Rose	1m	0.4m - 0.6m				
CLJ	<i>Callistemon citrinus 'Little John'</i>	Dwarf Bottlebrush	1m	1m - 1.5m				
CHI	<i>Coprosma hirtella</i>	Looking glass plant	2m - 3m	1m - 1.5m				
CRU	<i>Cordyline rubra</i>	Red-fruited Palm Lily	1m - 1.5m	0.4m - 0.6m				
CAL	<i>Correa alba</i>	Correa	1m - 1.5m	1m - 1.5m				
CPE	<i>Crinum pedunculatum</i>	Swamp Lily	1m - 1.5m	2m - 3m				
CAU	<i>Curcuma australasica</i>	Cape York Lily	1m	0.7m - 0.9m				
DCI	<i>Darwinia citriodora</i>	Lemon-Scented Darwini	0.6m	1m - 1.5m				
DRE	<i>Dillwynia retorta</i>	Egg and Bacon Plant	1m - 1.5m	1m				
PGL	<i>Pimelea glauca</i>	Slender Rice Flower	0.5m	0.4m - 0.6m				
RPI	<i>Ricinocarpos pinifolius</i>	Wedding Bush	1.5m - 2m	1m - 1.5m				
ZPI	<i>Zeiria pilosa</i>	Hairy Zieria	0.9m	1m				
RLO	<i>Rhododendron Lochiae</i>	Australian Rhododendron	1.5m - 2m	1m - 1.5m				
HHE	<i>Hibiscus heterophyllus</i>	Native Rosella	4m - 5m	2m - 3m				
	<i>Randia moorei</i>	Native Gardenia	8m - 10m	2m - 3m				
GROUNDCOVERS								
BMU	<i>Brachycome multifida 'Break O' Day</i>	Rock Daisy						
CGL	<i>Carpobrotus glaucescens</i>	Pigface	0.3m	1.5m - 2m				
DDI	<i>Dampiera diversifolia</i>	Dampiera	0.2m	0.7m - 0.9m				
DSP	<i>Dendrobium speciosum</i>	Rock Orchid						
HSC	<i>Hibbertia scandens</i>	Guinea Flower, Snake V	1m	4m - 5m				
LPC	<i>Leptospermum 'Pink Cascade'</i>	Tea Tree	0.6m	1m - 1.5m				
MPA	<i>Myoporum parvifolium</i>	Creeping Boobialla	0.3m	2m - 3m				
VHE	<i>Viola hederacea</i>	Native Violet	0.2m	1m				
SHU	<i>Scaevola humilis</i>	Fan Flower	0.4m	0.4m - 0.6m				
GRASSES								
CAP	<i>Carex appressa</i>	Tall Sedge	1m	1m				
DCA	<i>Dianella caerulea</i>	Paroo Lily	0.8m	1m				
DRE	<i>Dianella revoluta</i>	Blue Flax-Lily	1m	1m - 1.5m				
LHY	<i>Lomandra hystrix</i>	Creek Mat Rush	1m	1m				
LLO	<i>Lomandra longifolia</i>	Mat Rush	1m	1m				
TAU	<i>Themeda australis</i>	Kangaroo Grass	0.8m	1m				
OAE	<i>Opismenus aemulus</i>	Basket Grass	0.3m	0.4m - 0.6m				
FERNS								
AFO	<i>Adiantum formosum</i>	Giant Maidenhair Fern	1m - 1.5m	0.7m - 0.9m				
ACU	<i>Archontophoenix cunninghamiana</i>	Bangalow palm	8m - 10m	2m - 3m				
AAU	<i>Asplenium australasicum</i>	Bird's Nest Fern	0.5m	1m - 1.5m				
BIN	<i>Blechnum indicum</i>	Swamp Water Fern	0.8m	0.4m - 0.6m				
CAU	<i>Cyathea australis</i>	Rough Tree Fern	6m - 8m	2m - 3m				
CCO	<i>Cyathea cooperi</i>	Lacy Tree Fern, Australi	5m - 6m	3m - 4m				
DAS	<i>Doodia aspera</i>	Rasp Fern	0.3m	0.1m - 0.3m				

PLANTING IMAGERY



PLANTING STRATEGY

All species have been selected for their suitability to the local plant communities of Far North Estuarine Mangrove-Swamp Oak Forest (ID 4090) and Far North Floodplain Paperbark-Swamp Oak Forest (ID 3987) (NSW Department of Planning and Environment). These species are permitted in the Richmond Valley Development Control Plan (2021). All plants are indigenous species, play-friendly, and present many educational possibilities. The list has been cross-checked with Kidsafe.nsw and the Education Facilities Standards and Guidelines.

The entry of the school features trees and shrubs with prolific flowers and attractive forms. General planting species have ambient qualities such as lemon scent, shade, and durability. The Bush Tucker garden will contain plants with various traditional Aboriginal culinary uses. Traditional Aboriginal uses of plants across the whole school can be further explored in terms of implement making and medicinal uses.