



Richmond
Valley
Council



MID
RICHMOND
PLACE PLANS



DRAFT

PART B
BROADWATER
AND RILEYS HILL

DRAFT FOR PUBLIC EXHIBITION

The Village
Character

Our Shared
History

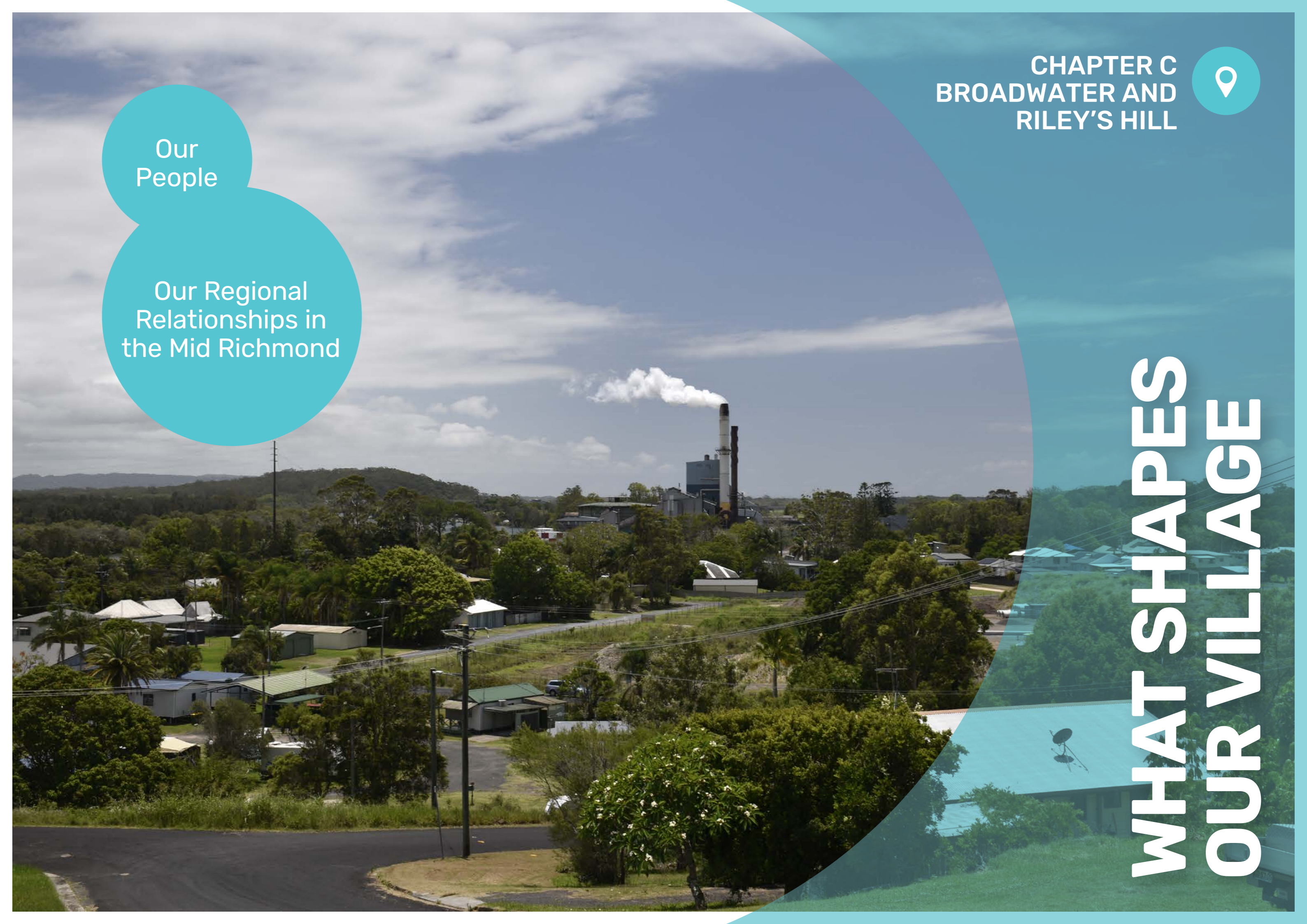




Our
People

Our Regional
Relationships in
the Mid Richmond

WHAT SHAPES OUR VILLAGE



C1

OUR SHARED HISTORY

The stories we are connected to

Cultural heritage of our traditional owners

The Bundjalung Nation, original custodians of the northern coastal region of NSW, including the Richmond Valley, have a profound history spanning over 12,000 years throughout the wider Valley.

Broadwater is within the traditional lands of the Bundjalung Aboriginal Nation who have inhabited the land for many thousands of years.

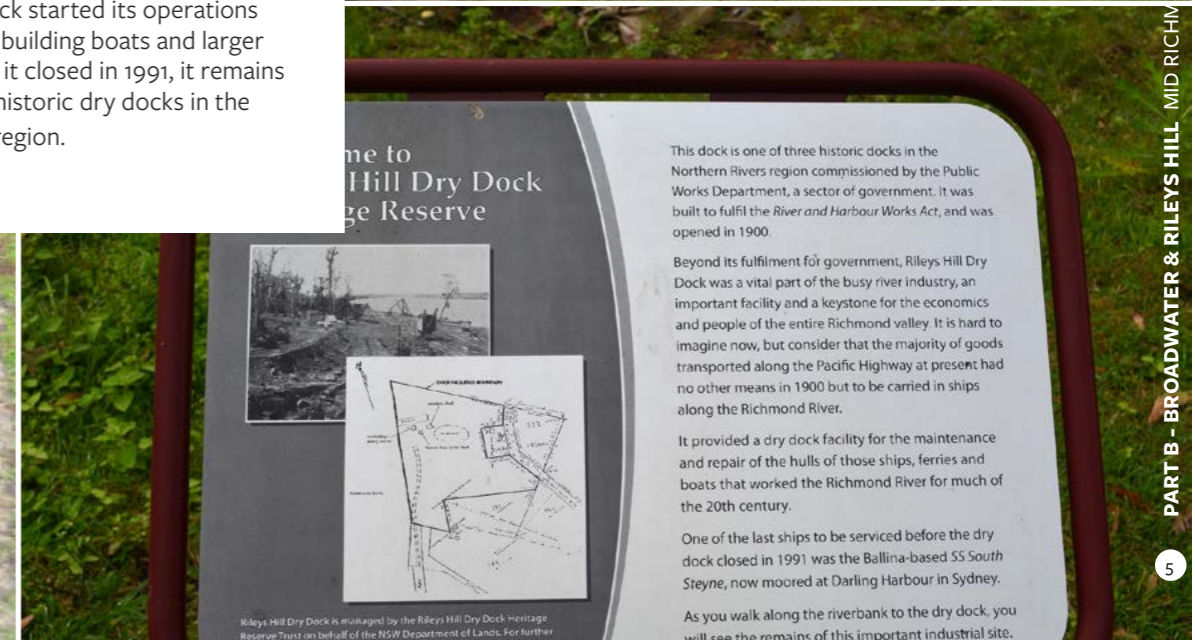
Broadwater's history

In the 1840s, the first Europeans to arrive were cedar cutters who relied heavily on the river to transport their timber. This dependence on the river led to the establishment of port infrastructure and settlements along the Richmond River, supporting the industry, its workers, and their families. By the 1860s, sugar growers had begun farming the fertile river flats. The town's sugar mill, established by CSR in 1880, quickly became a driving force in the region's economy, creating a strong local community. Today, the town still thrives, producing sugar at the mill while offering a charming rural lifestyle for its residents. It's a living tribute to the enduring legacy of the sugar industry in the region.



Rileys Hill's history

Riley's Hill is a quaint residential settlement just 2kms west of Broadwater. Nestled on a gentle knoll, it provides lovely views of the Richmond River, Broadwater National Park, and the expansive sugar cane fields. Nearby, the Riley's Hill Dock started its operations in the late 1800s, building boats and larger vessels. Although it closed in 1991, it remains one of the three historic dry docks in the Northern Rivers region.



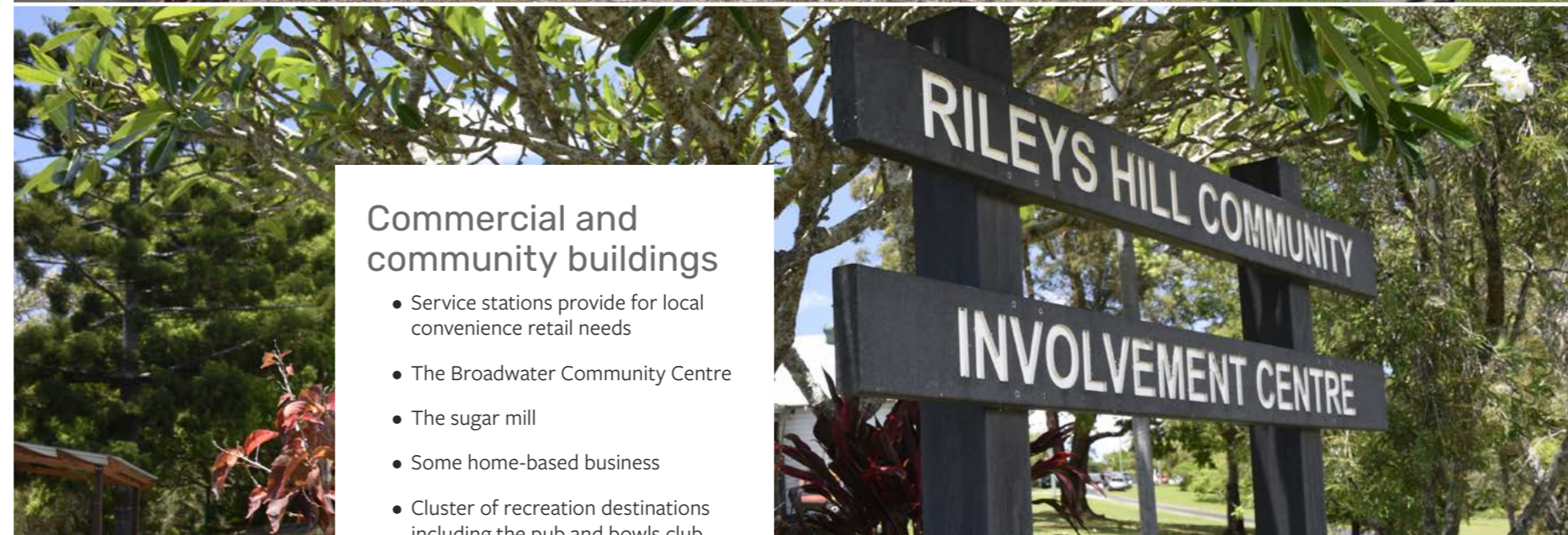
C2

VILLAGE CHARACTER

What makes us unique

Key elements that contribute to Broadwater and Rileys Hill's function and character include:

- An urban area defined by rural landscapes, natural environments and the Richmond River
- An obvious centre or community focus - even if its a single general store or hotel
- Strong visual and physical connections to the river
- A grid street pattern that responds to localised topographic features such as hills or wetlands
- A major regional road passing through the urban area
- Low scale, low density built environment
- A wide range of low density building forms and architectural characters with varying levels of quality and upkeep
- Older building stock and heritage buildings that offer insights into settlement age and history
- Wide streets with an informal public realm character
- Mature trees within streets, private land and surrounding remnant stands of native vegetation



Commercial and community buildings

- Service stations provide for local convenience retail needs
- The Broadwater Community Centre
- The sugar mill
- Some home-based business
- Cluster of recreation destinations including the pub and bowls club



Traditional highway businesses

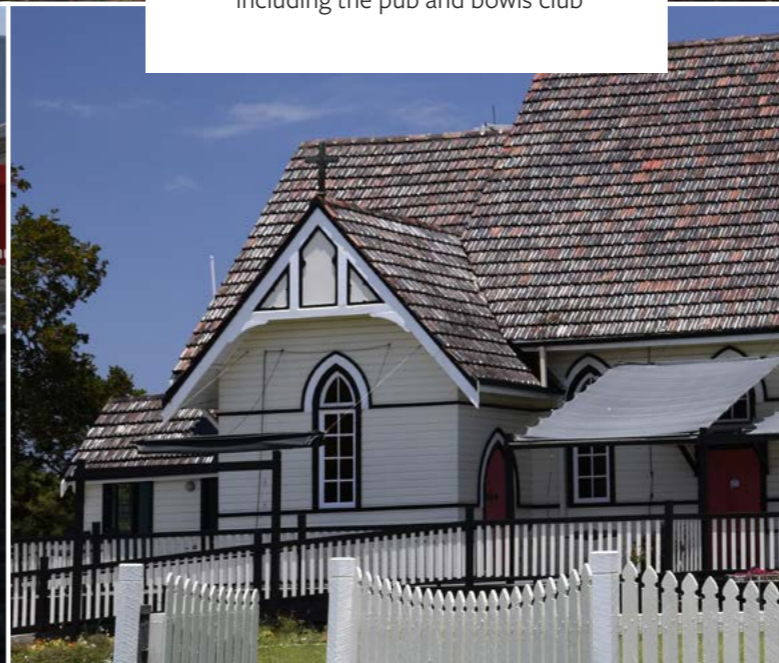


FIGURE 1:
LOCAL CONTEXT PLAN



LISMORE CITY COUNCIL

BROADWATER

LEGEND

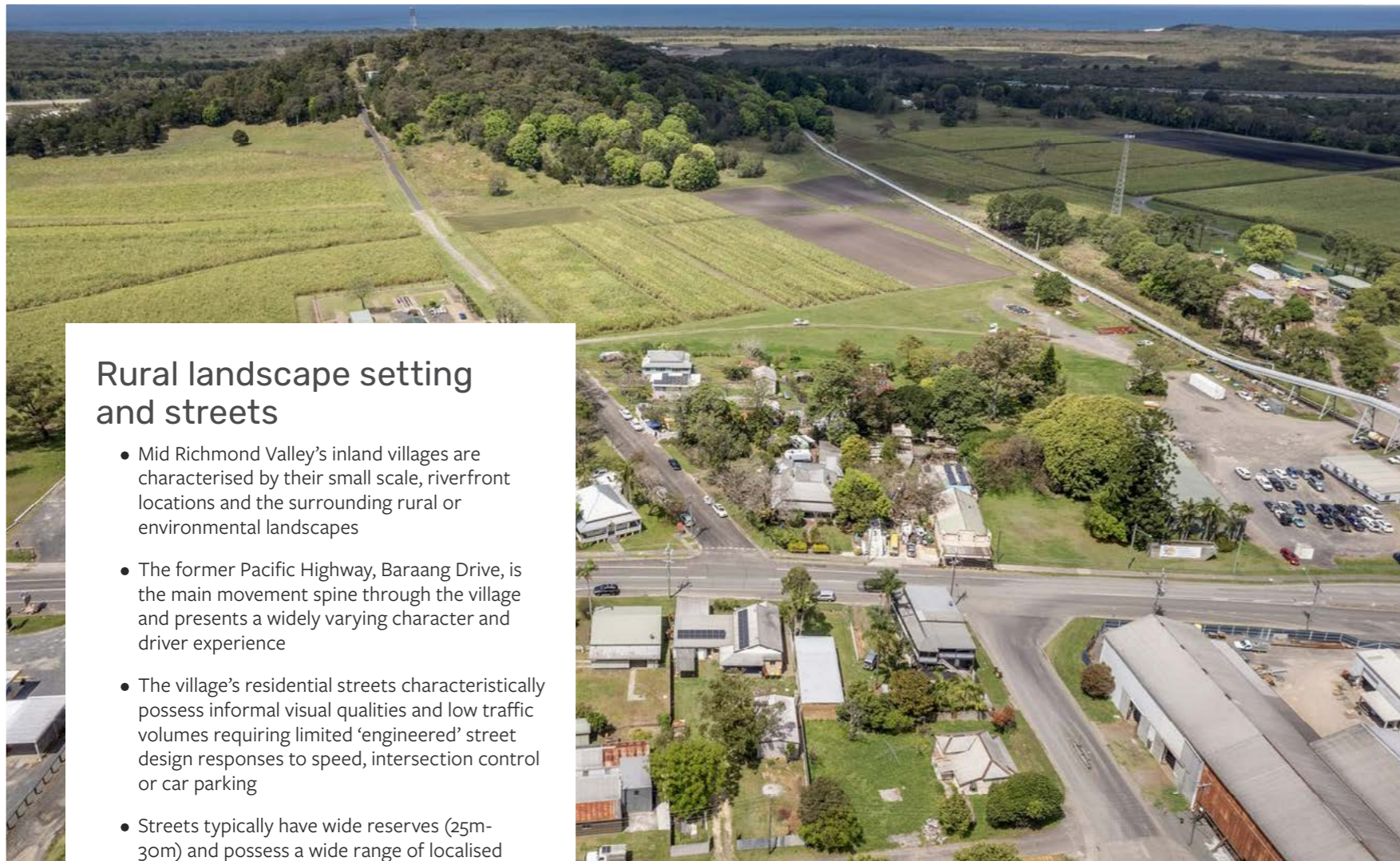
- Urban growth area boundary (LSPS)
- Local government area (LGA) boundary
- Major roads
- Heritage
- Investigation area (employment)
- Investigation area (residential)
- 🏭 Employment and industry
- 🌳 Parks and recreational facilities
- 🚒 Emergency services
- 🏠 Community uses
- 🎓 Educational facility
- 🏨 Short-term accommodation



Our houses

- A wide range of single and 2-storey homes ranging in age and quality and including some heritage, post war 'tin and weatherboard' houses, some low set 'brick and tile' and new two-storey flood responsive dwellings as part of a emerging residential subdivision
- Raised post-war homes and new elevated houses in response to flooding are common
- There are varying levels of building quality and maintenance of building stock Generally large lots (minimum 800m²)





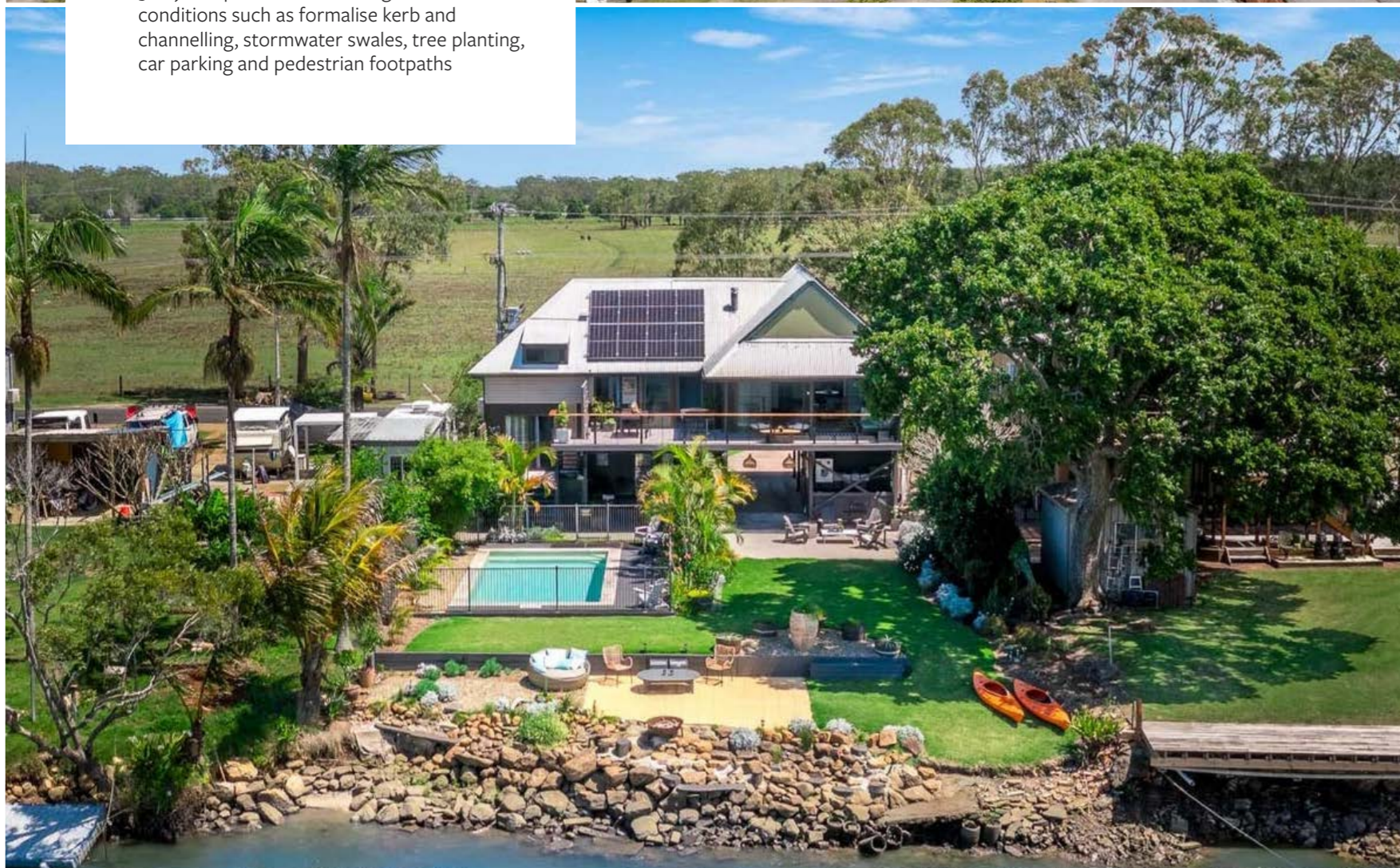
Rural landscape setting and streets

- Mid Richmond Valley's inland villages are characterised by their small scale, riverfront locations and the surrounding rural or environmental landscapes
- The former Pacific Highway, Baraang Drive, is the main movement spine through the village and presents a widely varying character and driver experience
- The village's residential streets characteristically possess informal visual qualities and low traffic volumes requiring limited 'engineered' street design responses to speed, intersection control or car parking
- Streets typically have wide reserves (25m-30m) and possess a wide range of localised conditions such as formalise kerb and channelling, stormwater swales, tree planting, car parking and pedestrian footpaths



Wayfinding and gateways

- The former Pacific Highway, north and south of the village, and Broadwater Evans Head Road are key village arrival points and provide opportunities to establish village gateways and enhance wayfinding for visitors





Our parks and public spaces

- There are no major civic or sports spaces aside from the Broadwater Memorial Park (including playground, tennis courts and skate park) co-located with the community centre and Riley's Hill War Memorial Reserve
- There is limited formalised walking and cycling infrastructure within the village
- A notable difference to Coraki, Evans Heads and Woodburn is the disconnection of the public realm, physically and visually, from the river



FIGURE 2:
LANDSCAPE AND OPEN SPACE PLAN



LISMORE CITY COUNCIL

BROADWATER

BROADWATER MEMORIAL
PARK AND TENNIS CLUB

LEGEND

- Urban growth area boundary (LSPS)
- Local government area (LGA) boundary
- 🌳 Local parks and recreational facilities

Landscape Character

- Rural landscape
- National parks and nature reserves
- Areas of environmental conservation and management

1:8,000 @ A3

Capturing Opportunities and Facing Our Challenges

Strategic Directions and Actions

Principles to Guide a Healthy Future



CHAPTER D
BROADWATER AND
RILEY'S HILL



**STRATEGIC
DIRECTIONS**



BROADWATER AND RILEYS HILL

Place Plan structure

This Place Plan provides a strategic plan for Broadwater and Rileys Hill looking forward to a 20 year horizon. It guides Richmond Valley Council's approach and decision-making, addressing a wide range of environmental, economic and social factors that influence how the village functions and the lifestyle and wellbeing of residents.

Informed by contextual analysis and community engagement, the Place Plan is structured around five strategic directions. Each direction outlines objectives, priorities, environmental resilience pathways and actions that will inform sustainable growth and change that responds to unique opportunities and challenges of Broadwater and Rileys Hill.

Key directions of the strategies are summarised by the Broadwater and Rileys Hill Place Plan (see page over).

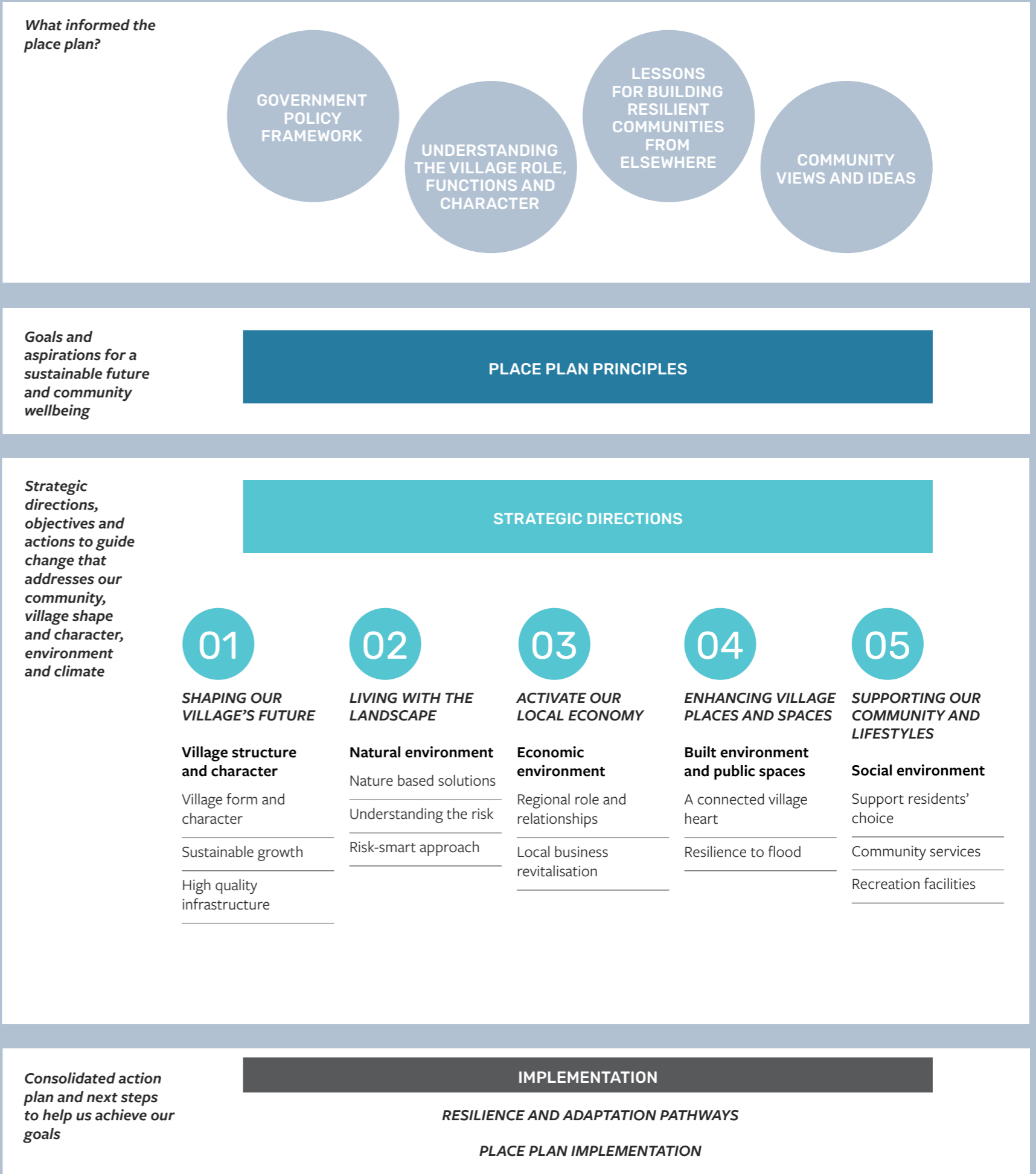


Figure 3: Place Plan Approach and Structure

Understanding priorities, opportunities, and challenges of Broadwater and Rileys Hill

A strengths, weaknesses, opportunities, and threats (SWOT) analysis has been prepared in consultation with stakeholders and the community, as a framework to evaluate Broadwater and Rileys Hills' position and inform place planning strategies.

STRENGTHS

Strengths are positive characteristics of Broadwater and Rileys Hill which we can control. Questions which inform this are:

- What do we do well?
- What unique assets and characteristics do we possess as a village and a community?
- What do visitors see as our strengths?

WEAKNESSES

Weaknesses are negative factors that we need to improve on to be competitive. Questions which inform this are:

- What and where can we improve?
- What do other villages do better?
- Where are the gaps in our infrastructure and facilities?

OPPORTUNITIES

Opportunities are external, positive factors that may give a competitive advantage and contribute to success. Questions which inform this are:

- What opportunities are open to Broadwater and Rileys Hill?
- What trends can we take advantage of?
- How can we turn our strengths into opportunities?

THREATS

Threats include external factors beyond our control that may put the village or community at risk and may require contingency plans for dealing with them if they occur. Questions which inform this are:

- What factors beyond our control could place us at risk?
- Are there any changes or events which might negatively impact us?

Natural beauty of the river and surrounds

Rich history and heritage, including the Sugar Mill, restored and repurposed Catholic Church at Broadwater and the old school, quarry and drydock at Rileys Hill

Affordable housing

Relaxed lifestyle

Close-knit community

Proximity to Ballina and Pacific Highway

Connection to Broadwater Beach

Native species – koalas

Limited services

Availability of local worker accommodation

Operational impacts from the Sugar Mill – odour, noise etc

Ability to attract visitors

Local school currently not operational

Prominent restored church, previously operating as a café and restaurant no longer in operation

No obvious village centre

One major employer

Lack of housing diversity

Limited access to the river

Poor condition of roads and bridge

Limited public transport

STRENGTHS

WEAKNESSES

OPPORTUNITIES

THREATS

SWOT ANALYSIS

Broadwater

Transform into a destinational place, with access to water based activities, fishing sports, 4WD, local events, tours, and camping

A riverfront park with supporting facilities and amenities – jetty, boat ramp, toilets, showers, BBQs, picnic tables, dog park, playgrounds, tennis courts etc

Improve public spaces with footpaths along the main road, lighting, and street trees

Promotion of local events, culture, music, and arts in key places such as the community hall and the bowling club

Explore prospects to offer ferry tours along the river and at the Sugar Mill

Improve roads to support heavy vehicles to and from the highway

Incorporate tourist attraction and visitor information signs about key places, attractions, and features, including the koala reserve and national park

Explore prospects to provide a caravan park, camping grounds and a local supermarket

Support business opportunities which capitalise on the connection to the Sugar Mill, such as a rum distillery

Explore prospects to offer 4WD access to the beach and new boat ramps in key locations, such as Rileys Hill Road or near the Broadwater Bridge

Explore the potential to incorporate a mural on the Sugar Mill wall showcasing the sugar production process

Rileys Hill

Transform Rileys Hill Dry Dock into a picnic area for locals and visitors

Explore the potential for a dog park

Improve public spaces with a footpath along Rileys Hill Road

Explore the potential for an eco-tourism hub

Flooding

Isolation during a flood event

Cost to rebuild the local school

Cost of repairs to community facilities such as the bowling green

River health

BROADWATER AND RILEYS HILL

Key Place Plan Directions

The Broadwater-Rileys Hill Place Plan strategies build on Council's long-term plans for the village including strengthening retail and commercial uses, delivery of suitable industrial land and exploring opportunities for housing on flood-safe land.

The Place Plan (see opposite) summarises key directions of the strategies presented in the following sections. It spatially presents planning and urban design interventions that address Broadwater-Rileys Hill's opportunities and challenges now and into the future.

KEY PLACE PLAN DIRECTIONS AND IDEAS

1 Village activity hubs

Build on the existing linear structure of community and commercial activities to establish a connected network of community and visitor destinations

2 Community heart

Create a community heart by: connecting and enhancing the streets, existing facilities

- Connecting existing community and commercial activities
- Enhancing streetscape quality
- Investigating opportunities to establish a riverfront park
- Encouraging shops, cafes and tourism related commercial activities
- Slowing traffic and reprioritising pedestrians and cyclists through significant street upgrades

3 Village Gateways

Express the village gateways with streetscape enhancements and visitor signage

4 Baraang Drive enhancement

Enhance the Baraang Drive streetscape and reinforce its role and character as a village movement spine and activity hub connector

5 Village active movement spine

As part of Baraang Drive upgrades, deliver a high quality, dedicated pedestrian-cycle connecting the village activity hubs

6 Riverside park and on-water activities

Investigate opportunities to establish a village park on the river offer a range of community and visitor experiences

7 Opportunities for new place-responsive housing

Introduce place-responsive higher density housing on constraint free land

8 Deliver resilient buildings

The majority of the urban growth area is impacted by flooding and no significant new development will be supported in areas of high risk. All new buildings and flood impacted re-builds - for residential, commercial, community or industrial use - should achieve the highest level of flood resilience and safety for occupants

9 Future employment area

Investigate the viability of the designated future employment area for a range of activities that could be compatible with flood impacted land

10 Urban growth area

Investigate removal of constrained land from the Local Strategic Planning Statement (LSPS) growth area

11 Three villages cycleway

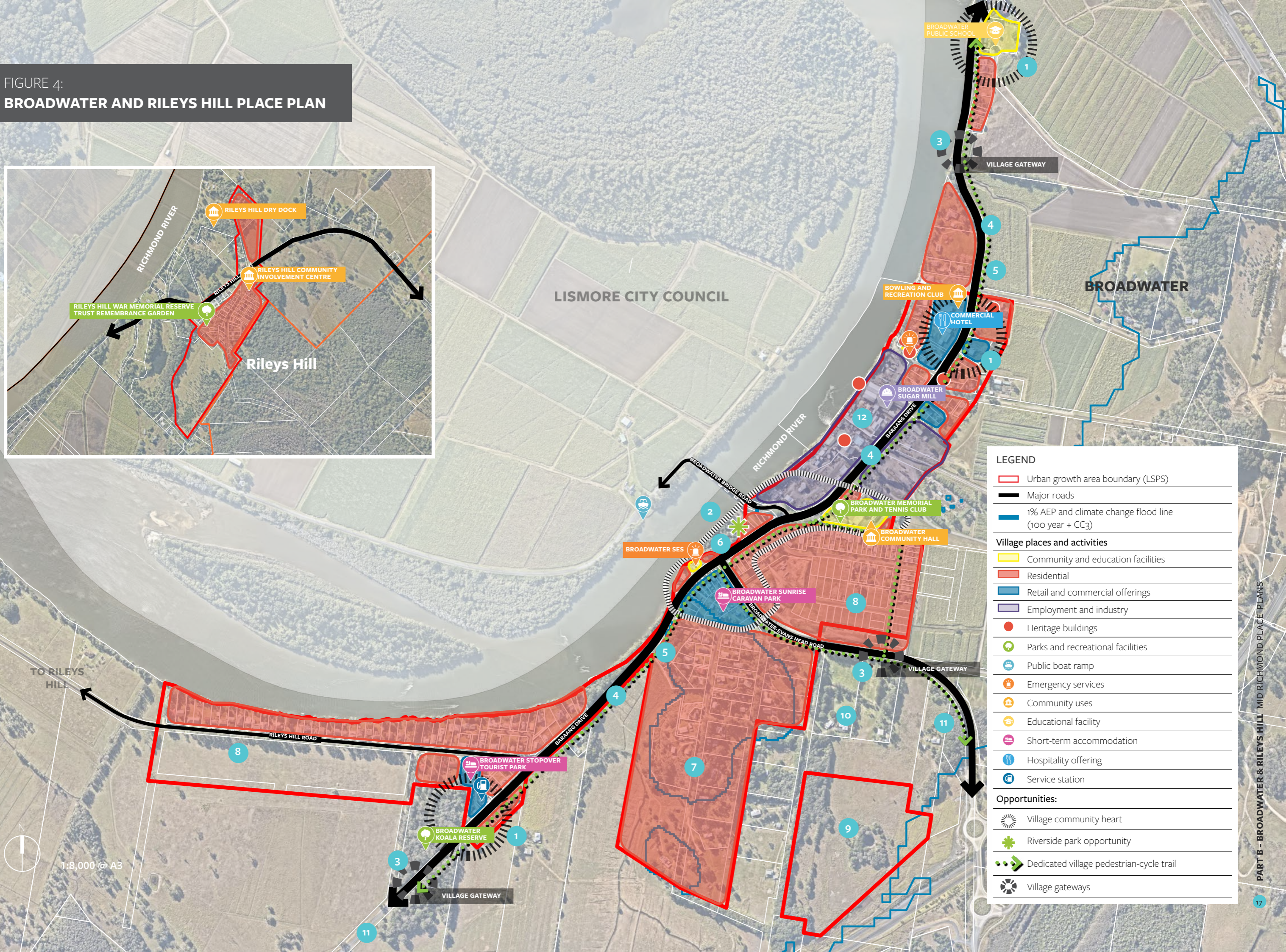
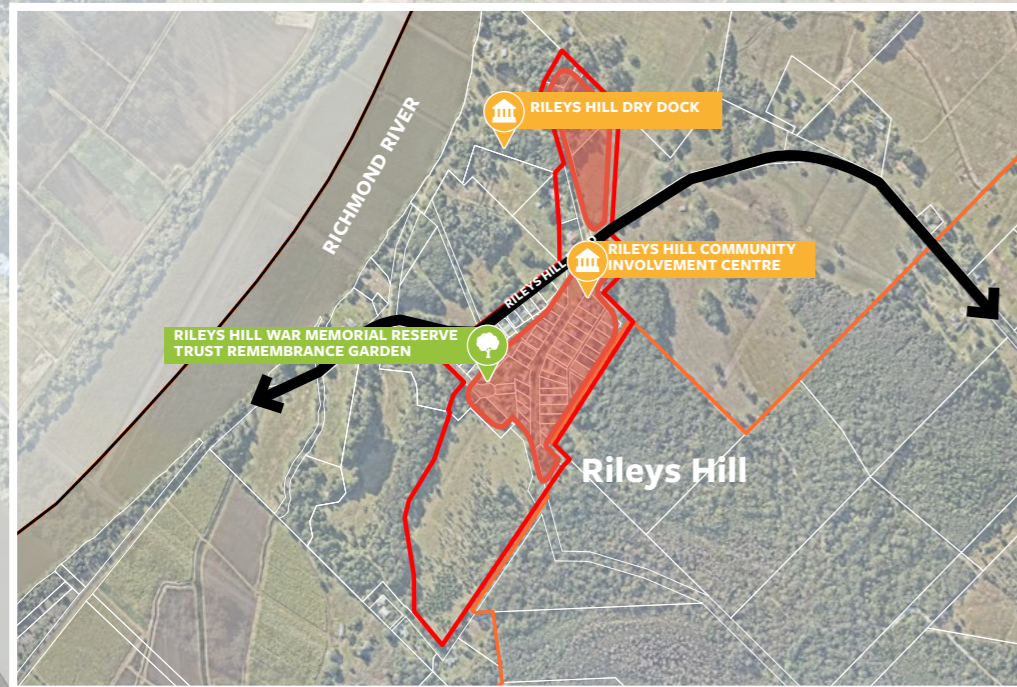
Deliver the Three Villages Cycleway that will link Broadwater, Evans Head and Woodburn that will boost local connections and offer a tourist attraction

12 Broadwater Sugar Mill

Investigate opportunities to integrate the mill with village life such as:

- tourist tours
- sponsorships and partnerships with local community groups and businesses
- development of a distillery

FIGURE 4:
BROADWATER AND RILEYS HILL PLACE PLAN



LEGEND

- Urban growth area boundary (LSPS)
- Major roads
- 1% AEP and climate change flood line (100 year + CC3)

Village places and activities

- Community and education facilities
- Residential
- Retail and commercial offerings
- Employment and industry
- Heritage buildings
- Parks and recreational facilities
- Public boat ramp
- Emergency services
- Community uses
- Educational facility
- Short-term accommodation
- Hospitality offering
- Service station

Opportunities:

- Village community heart
- Riverside park opportunity
- Dedicated village pedestrian-cycle trail
- Village gateways

1:8,000 @ A3

SHAPING OUR VILLAGE'S FUTURE

Village Structure and Character

OBJECTIVE 1

Celebrate the village's unique history and character

Village form and function

Council's designated urban growth area is approximately 278 hectares with only 50% of this being occupied by urban activities. Only 22.7% of the urban growth area is not flood affected.

Broadwater's history as a settlement and community is inseparable from the sugar cane industry and its village form and character have been shaped and influenced by the mill and farming activities, the river and the former Pacific Highway. The construction of the mill in 1880 attracted workers housing and local services and businesses began to proliferate. These activities aligned with the river and highway corridor which transported freight, produce and people and ultimately shaped the village's distinctive linear form.

Other village qualities that contribute to Broadwater's function and character include:

- The absence of a distinctive village centre
- The visual and physical presence of the mill
- Generally, low scale and low density built urban area fragmented by mill operations and rural land
- Heritage buildings and older building stock, particularly along Baraang Drive
- Public disconnection from the river with a largely privatised river edge
- The remote Rileys Hill community which takes advantage of relatively flood-free land to the west of the village

A distinctive village centre has never taken form. This is possibly due to a range of factors such the size of our community, the central position of mill operations, businesses locating to capture highway trade and our proximity to other towns. As a result, our community and commercial activities are dispersed along Baraang Drive with little functional connection or relationships. Adding to this challenge, Broadwater has lost its highway 'rest stop' trade since the opening of the Pacific Highway bypass.

Enhancing Place Character

Community engagement undertaken as part of place planning for the Mid Richmond's villages highlighted the strong value our residents place the character of the Northern Rivers region as well their own communities.

The beauty of the natural environments, river and coastline as well as the spacious rural landscapes contribute immensely to the character of our region, towns and villages and the lifestyles we enjoy. Individually, the settlements of Broadwater-Rileys Hill, Coraki, Woodburn and Evans Head offer a broad mix of places and unique township characters that together contribute to Mid Richmond Valley's image and diverse visitor experiences.

As a settlement, Broadwater-Rileys Hill is an important legacy of the Mid Richmond's history and Council wish to protect its key character qualities. The village also still attracts new residents who seek to live and work in the region. It offers location, a peaceful community lifestyle and a more affordable housing options than the coastal towns.

The unique history, shape and character of the village is worth celebrating. Building upon the historic linear structure of community and commercial activities along Baraang Drive offers opportunities to protect character qualities while enhancing the environment for residents and visitors.

Future investment in the function, visual quality and pedestrian and cycle friendliness of Baraang Drive will improve connectivity between community destinations and deliver a more welcoming experience for visitors. Enhancing the central village area around the community centre to the caravan park will help create a heart to the village. This will be supported by Investigating opportunities to engage the river and incentivise some commercial activity in this central location.

(See Figure 4: Broadwater and Rileys Hill Place Plan)

PLACE PLAN ACTIONS

Strengthen the existing village structure and functions in a manner that balances future investment with flood risk and community safety

Discourage new development and investment in high impact flood areas. Support improved flood resilient design in future residential and commercial development within the village. Consider amendments to Council's LSPS and DCP to reflect this direction.

Investigate opportunities to integrate the Broadwater Sugar Mill with village life

Investigate opportunities such as:

- tourist tours
- sponsorships and partnerships with local community groups and businesses
- development of a distillery

Prepare a village urban design master plan

The master plan will provide a more detail on planning and design interventions guided by the strategies of this place plan. It will address integrated land use, built form, streetscape and open space outcomes with clear local economic, community and infrastructure objectives aligned with Council's broader strategic planning framework. Key opportunities to be explored include:

- Reinforcing the historic linear village structure and functions
- Enhancing the village gateways
- Focusing public realm investment in the activity nodes and central village area to improve village identity and support community and visitor activation
- Investigating opportunities to connect the community with the river through a new riverside park
- Investigating ways to attract or incentive commercial activity in the central village area

The master plan should also investigate strategies and innovations to deliver flood responsive buildings, park embellishments and streetscape infrastructure that balances costs with flood risk (also see Strategy 5).

See Chapter E for more information on the priority, timing and responsibility for these actions.

OBJECTIVE 2

Plan for sustainable growth that is responsive to the regional context, our community and the environmental setting

Regional policy influences

The North Coast Regional Plan 2041 (NCRP) sets out the NSW Government's strategic blueprint for the North Coast Region. The principles underpinning the plan direct growth into identified Urban Growth Area boundaries and to balance growth with the region's unique environmental attributes and qualities. The NCRP provides the overarching framework that inform Council's more detailed land use plans such as the LSPS and the Richmond Valley Growth Management Strategy (GMS).

The GMS seeks to guide the sustainable management of urban growth within the Local Government Area (LGA) and allows for the delivery of a range of urban land options for residential, large lot residential and employment land that will meet the future demand of population growth and job creation.

A core direction of these plans is to avoid new development in high risk areas prone to bushfire and flooding. The Northern Rivers has experienced unprecedented growth in recent years, with migration driving up demand for housing and jobs regionally. This growth will be focused in the larger regional centres, such as Casino, where there is existing infrastructure and unconstrained land for development.

Environmental constraints

Over 85% of Broadwater is inundated during a major flood event (1% event + CC). This represents the second-worst hazard vulnerability level where flooding is unsafe for people and vehicles.

In addition to flood, there is also sea level rise impacts. By 2100 these impacts are projected to affect the lower-lying areas of the village particularly along the river's edge, George, MacDonald and Pitt Streets, and much of the eastern side of the village along the likes of the northern entrance to the village, Pine Tree Road, Fischer Street, and the Broadwater Quarry Road.

As a result, the amount of land available for residential and employment growth is dependent on being able to mitigate environmental constraints. This includes the residential investigation area at Rileys Hill and the employment lands investigation area at Broadwater directly abutting the bypass.

Population growth

The population of Broadwater is forecast to increase from 524 people as per the 2021 Census to an estimated population of 584 people in 2041, or about 11.5% (medium series projection). This represents relatively low growth when compared to the forecasts for the larger centres within the wider region (such as Casino with over 30% growth to 2041). The population forecast for Rileys Hill is unavailable at this time.

Housing demand and growth

Even with a comparatively low growth forecast, there is likely to be demand for one (1) to two (2) new dwellings per year in Broadwater over the next 20 years (high series projection). This does not include new dwellings necessary to replace those lost or damaged in the 2022 floods.

Forecasts for housing demand and growth, however, are influenced by a wide variety of factors. In Broadwater's context, this could potentially include increased migration driven by the national housing and rental trends or flood-free land currently being utilised for other purposes becoming available for housing capable of attracting new residents.

Of note, the recent approval of a 68 lot subdivision at 55 Broadwater Quarry Road, Broadwater could potentially increase the population by 150 people – and based on the current residential land take-up rates, this subdivision is sufficient to accommodate growth in Broadwater up to and beyond 2041.

Employment land demand

Regionally, investment in new employment areas will occur in the Northern River's larger regional towns. Similar to new housing, regional planning directions do not support significant new employment land in areas of high environmental risk.

Like other flood affect communities, Broadwater's local businesses and industry were severely impacted by the 2022 flood event.

The GMS has identified the Broadwater Employment Investigation Area which abuts the Pacific Highway has the potential to unlock economic development for the village and the wider local government area. It is envisaged this land would support existing industrial activity in Broadwater and expand its capacity to grow, subject to mitigation of environmental constraints.

PLACE PLAN ACTIONS

Undertake a local economic feasibility study for the Broadwater Employment Investigation Area to unlock economic development

To provide employment opportunities for residents and the wider Richmond community, the strategic focus for the Broadwater Employment Investigation Area will be:

- Engaging with key stakeholders, including government agencies and the community, to gather input and insights into the economic needs and priorities of Broadwater-Rileys Hill
- Establishing the strategies for stimulating economic development and job creation within the investigation area
- Assessing the economic feasibility of relevant industrial sectors to ensure they align with the area's resources, market demand, and regulatory requirements
- Identifying potential funding sources and investment opportunities to support implementation
- Evaluating the potential social, environmental, and economic impacts to ensure they contribute positively to the overall well-being and sustainability of the community

See Chapter E for more information on the priority, timing and responsibility for these actions.

OBJECTIVE 3**Deliver infrastructure that supports safe, accessible and well-serviced regional community****Ongoing investment**

The Richmond Valley is set for a massive investment in infrastructure over the next 20 years as we continue to rebuild our flood-damaged road networks, complete upgrades to community facilities and replace aging essential assets.

There will also be new infrastructure to build to meet the needs of our community, secure our water supply and unlock more economic development. And there will be major investment in replacing or upgrading aging essential assets, such as sewage treatment plants.

To meet these challenges, we will rely heavily on support from national and state governments and Council will continue to advocate for further investment in our community.

PLACE PLAN ACTIONS**Investigate redevelopment opportunities at Broadwater SES and RFS buildings for potential river access point****Complete repairs to Broadwater Bridge (currently co-managed by Lismore City Council and Council) including:**

- complete planned repairs to the bridge
- long term maintenance plan
- upgrade to the agreement between co-managed parties

Partner with State Government to upgrade and maintain key freight links, regional roads and tourist routes**Provide a network of safe, well-constructed local roads, bridges, footpaths and cycleways that focus on increasing accessibility and connection to the riverfront****Work with Rous County Council to deliver the Woodburn Groundwater Project, providing a secure second water source for Evans Head, Broadwater and Woodburn****Work with Rous to support water network improvements in Broadwater, including upgrade of the water supply main and improvements to water pressure****Complete Stage 2 of the Evans Head Sewage Treatment Plant, to serve the long-term growth of Evans Head, Broadwater and Woodburn and cater for increased tourism****Investigate improvement works for Rileys Hill Community Hall to ensure more resilient community infrastructure**

See Chapter E for more information on the priority, timing and responsibility for these actions.



LIVING WITH THE LANDSCAPE

Natural Environment

OBJECTIVE 1

Focus on riverbank health

Nature based solutions

Unlike other towns in the Mid Richmond which have much of the riverbank in public ownership that is used for park and recreation purposes, large sections of the riverbank of both the town of Broadwater and the area along Rileys Hill Road back to the village are privately owned.

This means that issues of river bank stability to erosion can occur in or to private property. The health of the riverbank, its vegetation (including continued maturity of vegetation to hold the bank in place) will be a key area of focus into the future to avoid impacts on privately-owned land from erosive events that can occur from flooding, coastal storms, or tidal changes.

Continued community-led focus on responsible riverbank management and stewardship will be important ensure these impacts are anticipated and actively managed when they occur. Otherwise, loss of private property (such as boat ramps, recreation structures, and actual land) and repeated costs for riverbank stabilisation that will likely need to be borne by the landholder are possible.

PLACE PLAN ACTIONS

Support private riverbank stabilisation programs

Encourage landowners to monitor and manage their riverbanks to link in with state agency programs such as the Riverbank Stabilisation project of NSW Local Land Services.

See Chapter E for more information on the priority, timing and responsibility for these actions.

OBJECTIVE 2

Enhance community understanding and acceptance of risk

Understanding the risk

The risk profile that Broadwater is subject to now and into the future means that it is critical that community members understand the types and severity of risks that affect the town. This is not just in terms of the obvious flood risk, but also the presence of bush fire and grass fire in the landscape and the impacts of climate change such as sea level rise and increased heatwaves.

Flooding in Broadwater can be the result of the Richmond River and local catchment flooding. Flooding also occurs when the Wilsons River breaks its banks upstream of Coraki and fills the Tuckean Swamp. This floods all of the area across the river from Broadwater around Dungarubba and Bagotville. This flood water also travels to the Tuckean Broadwater downstream of Broadwater.

In Broadwater, flooding during the 2022 events exceeded the record levels of 1954 by close to two metres. 77 properties were either destroyed or damaged, with 42 properties assessed as having severe damage or worse. Major businesses saw tens of millions of dollars of asset losses, despite positioning those assets above 1954 levels.

A large proportion of the town is inundated during a 1% + CC riverine event, with nearly all of this inundation classified in the 2023 BMT study as H4 hydraulic hazard, where flooding is unsafe for vehicles and people.

Flooding around Rileys Hill during such an event impacts the riverside properties and the rural landholdings around the village, but not the village itself by predominantly H5 hydraulic hazard, which as well as being unsafe for vehicles and people, also make buildings vulnerable to structural damage. Access back to Broadwater is also cut during events like this which isolates the town for several days.

Sea level rise impacts in Broadwater to 2100 under IPCC Sixth Assessment Report projections available via Coastal Risk Australia are projected to affect the lower-lying areas to the areas of the

town, particularly along the river's edge, George, MacDonald and Pitt Streets, and much of the eastern side of town along the likes of the northern entrance to town, Pine Tree Road, Fischer Street, and the Broadwater Quarry Road.

Sea level rise is also projected to the rural holdings and riverside properties of Rileys Hill, as well as potentially impacting key roads such as Rileys Hill Road. The village itself is not projected to be impacted however.

Given the proximity of dense vegetation to both Broadwater and Riley's Hill, bush fire is also a potential threat to the villages. The more rural residential scale of residential land in the south of the Broadwater village is the primary area of bush fire exposure in Broadwater, with Category 1 and 2 vegetation mapped in the area of River, Cook and McDonald Streets. The vegetated reserve of Rileys Hill itself is a prime area of Category 1 and 2 bush fire prone land in this village.

Building this community understanding is inherently linked to the ability of the community to tolerate and accept the risks of living in a hazard-prone location. This means community members may need to understand matters like housing price growth, accessibility to commercial or community services, and levels of infrastructure service like utilities and road access could be lower than a hazard-free location.

This understanding and acceptance of risk is crucial in helping residents to withstand future events financially and emotionally. Council adopted its Preparedness and Resilience Plan in 2021 to help support communities across the region to improve their understanding of and resilience to adverse events and the impacts they cause. Its continued implementation can help Broadwater and Rileys Hill residents understand and prepare for impact. More formal and structured programs are also available to build increased grassroots community-led disaster resilience. Organisations such as the Red Cross and Minderoo Foundation provide in depth programs to support community leadership and self-reliance.

PLACE PLAN ACTIONS

Support increased self-reliance and community-led resilience building

Encourage residents to participate in community resilience in Broadwater and Rileys Hill into grassroots community capacity and resilience building programs such as the Red Cross Community Resilience Teams program or the Resilience Canopy Project funded by the Minderoo Foundation

Support local business leadership in economic resilience

Encourage the creation of a Resilient Broadwater business resilience committee to share resilience learnings and practices to be better prepared ahead of the next natural hazard events. For example, the Sugar Mill could communicate how it undertakes its business continuity planning to the smaller businesses in town

See Chapter E for more information on the priority, timing and responsibility for these actions.

OBJECTIVE 3

Encourage ‘risk-smart’ living through resilience and adaptation

Risk-smart approach

With a fuller understanding of the risks, community members can live in Broadwater and Rileys Hill with a greater focus on being ‘risk-smart’. This Place Plan includes Resilience and Adaptation Pathways to help guide resilience building in-place to future events and support adaptation over time. This focus on resilience can help the community anticipate the likely future events that will occur in the town. Key things that residents in Broadwater in particular can do to be ‘risk-smart’ include:

Key things that residents can do to be ‘risk-smart’ include:

1. Preparing a household emergency plan and kit – to support household evacuation and sheltering in place
2. Continue to seek house raising and retrofitting opportunities as they emerge – to minimise damage and increase insurability
3. Be mindful of overcapitalising on housing renovations and improvements, as well as any ground floor works that may suffer repeated damage or impact from flooding
4. Continuing to build local community networks of friends, groups, and clubs to enhance social connection and interdependencies which can be leaned on during future recovery phases
5. Develop community-led recovery and resilience groups that increase self-reliance and support others in community during and following events

Greenfield expansion beyond the existing town areas of both Broadwater and Rileys Hill will likely be challenging given the natural hazard risks occurring in each locality.

This means it is critical that any future urban growth of these towns is managed sensitively. More natural hazard risk assessment information is needed to fully understand the potential and likely impacts flooding, coastal and bush fire hazards on Broadwater in particular, and how best to manage isolation and evacuation constraints in Rileys Hill.

However, if repeated flooding events do occur in Broadwater in particular, or sea level rise issues start to manifest, it may be that the scale and recurrence of property impact and socio-economic loss is such that real consideration of relocation of some or all of the community over time may be required. Managed retreat is an emerging opportunity identified through the 2024 NSW State Disaster Mitigation Plan. This would require a community-led discussion and direction when that occurs to ensure that community needs and interests are suitably reflected in governmental decision making.

PLACE PLAN ACTIONS

Undertake a Flood Risk Management Plan

Prioritise the delivery of the Richmond Valley LGA Flood Risk Management Plan and incorporate its findings and recommendations into planning controls, and flood mitigation activities around the towns

Prepare a bush fire strategic study

Seek funding to undertake a Bush fire strategic study in accordance with Planning for Bush Fire Protection 2019. This could include a settlement scale bush fire mitigation plan grounded in cultural burning and management techniques, and a bush fire evacuation assessment to inform future growth planning

See Chapter E for more information on the priority, timing and responsibility for these actions.

ACTIVATE OUR LOCAL ECONOMY

Economic Environment

OBJECTIVE 1

Strengthen regional relationships and define our role within the network of Mid Richmond towns and villages

Our regional relationships

Broadwater-Rileys Hill is part of a wider Northern Rivers economy that includes the towns and villages of the Mid Richmond as well as the larger surrounding centres of Casino, Ballina, Lismore, Yamba and beyond. Our region reflects extensive social and economic connections and relationships across our network local communities, in the same way any large metropolitan city functions.

Our community chooses to live in Broadwater-Rileys for a range of family, lifestyle and affordability preferences. While there are distinctive lifestyle and economic advantages to living in Mid Richmond's smaller regional villages, there are also inherent challenges in terms of access to goods, services and jobs locally.

The scale of business and industrial activity in Broadwater-Rileys Hill, and the surrounding rural sector, is heavily concentrated in an integrated sugar and energy supply chain. Manufacturing, agriculture, energy, utilities and logistics comprised 180 of 360 jobs in Broadwater. This concentration of jobs in very specific industries means Broadwater is significantly exposed to negative social and economic 'ripple effects' if a lack of recovery in one sector drags on the others. In a severe case, this risk could stall its recovery altogether.

The people working in the businesses located in Broadwater comprise some local residents as well as people from outside of the village, with most residents being employed elsewhere. This is a regional employment trait, evident in broader Richmond Valley commuting patterns which show just 33% of our regional work force working where they live. So, along with our neighbouring villages and towns, we share a highly mobile labour market.

Additionally, we depend on our larger regional centres for a wide range of essential and discretionary goods and services. Our permanent population size doesn't generate enough demand for major retail businesses or service providers, such as a full-line supermarket or specialised health services, to be based locally. Ease of access to Ballina, Casino, Lismore and other regional destinations is a weekly, even daily, necessity for most of our community.

Clearly, we are reliant on convenient and safe connectivity to the bigger centres to support our lifestyles and wellbeing. With the populations of greater Richmond Valley forecast to experience continued growth, investment in high quality transport connections will benefit us and our regional economy.

Our role within a regional economy

While we are dependent on this regional network for employment and access to goods and services, we are also a village and community of distinctive qualities capable of contributing to its strength and diversity.

Alone, Broadwater-Rileys Hill doesn't possess the critical mass of tourism drawcards or infrastructure to attract significant levels of tourism activity. But as a village within a connected network of Mid Richmond places that include nature-based, beach, rural and historic destinations, we can offer distinctive and high-value experiences.

Engagement with the community expressed the desire to welcome visitors and elevate the village's appeal as a destination. The village is capable of capitalising on our history, improved connection to the river and existing community and recreation facilities to achieve this. We are also part of a actively connected regional community that participates in civic events, markets, sporting activities, social gatherings and volunteer programs. Offering the places and venues that support these activities can inject the energy into our local economy that supports local jobs and a broader range of services than our local population can otherwise support.

PLACE PLAN ACTIONS

Prepare action plan to attract local business opportunities and attract new business to Broadwater-Rileys Hill

This action plan will investigate:

- Essential and discretionary goods and services required to service residents and visitor needs
- Village attributes that could be leveraged to promote local business investment
- Opportunities for pop-up and transient commercial operators
- Potential public spaces, transport or infrastructure improvements to enhance the local business environment
- Alignment with regional strategies particularly disaster resilience education and support actions and programs
- Potential funding mechanisms to promote local business

Continue to advocate for government investment to support economic recovery

Since the 2022 flood, Council has secured grant funding and financial support for the Richmond Valley through advocacy to all levels of government.

See Chapter E for more information on the priority, timing and responsibility for these actions.

OBJECTIVE 2

Encourage better local services to improve amenity for residents and visitors

Local job opportunities

The GMS identifies the Broadwater Employment Investigation Area as lands which will unlock economic development for the village and the wide LGA and support existing industrial activity in Broadwater and expanding capacity to grow.

Further detailed planning and economic feasibility is required to support the ‘unlocking’ of this land and is critical to supporting economic development for our community.

Pop-up and transient services

A key opportunity for Broadwater-Rileys Hill is to provide premises and spaces for pop-up or transient retail and commercial service providers who are based in the larger regional centres. This reduces risk for business operators by not having permanent tenancies and can target peak hours of demand or events to ensure good levels of service are delivered.

Tourism and visitor experiences

A key aspiration of the community is for the village to attract visitors by embracing the amenity offered by the river and the activities of key local businesses. The Three Villages Cycleway is a priority project that will link Broadwater, Evans Head and Woodburn. It will not only offer a destinational tourist attraction for all villages but also create a second offering for locals and visitors to the existing Rail Trail experience. Other opportunities that can be investigated include:

- Improved access to water-based activities, fishing sports, 4WD
- Locations from which to offer river tours
- Enhanced caravan and camping facilities
- Interpretive tours of the mill that could offer a unique understand of the sugar industry from farm to final product

PLACE PLAN ACTIONS

Review the Richmond Valley Destination Management Plan 2021-2025 in response to the significant events that have impacted the region

This review will address the impacts on the regional tourism industry by the broad range of events that have impacted Mid Richmond since its issue in 2017, including the 2022 floods, COVID-19 and the Pacific Highway re-alignment.

Specifically for the regional villages, this review should identify opportunities to enhance their local attractiveness for visitors as well as coordinated region-wide strategies that support the towns and villages of the Mid Richmond as a complementary network of tourism destinations.

Strategies and actions should consider tourism opportunities, resilience to disaster events, appropriate types and levels of investment in flood prone areas and the ongoing risks associated with climate change.

Prepare a local tourism study for Broadwater-Rileys Hill, identifying opportunities and actions to attract more visitors and support a healthy local tourism economy

This study will identify Broadwater-Rileys Hill natural assets, existing tourism and recreation infrastructure and potential opportunities that can deliver competitive advantages as a destination, including:

- Promotion and enhancement of existing infrastructure such as the community hall and bowls club
- River-based activities such as boat tour and fishing sports
- Local history, koala reserve, Rileys Hill Dry Dock and heritage building interpretive trails
- The identification of locations for new parks, camping grounds and other short term accommodation offerings
- Public spaces and park enhancements to provide places and venues for community events and markets
- Walking tour experiences at the sugar mill
- Delivery of the Three Villages Cycleway
- 4WD access to the beach and new boat ramps in key locations, such as Rileys Hill Road or near the Broadwater Bridge

See Chapter E for more information on the priority, timing and responsibility for these actions.

ENHANCING VILLAGE PLACES AND SPACES

Built Environment and Infrastructure

OBJECTIVE 1

Leverage our best attributes to enhance the village's function, liveability and visitor experiences

A connected network of destinations

Broadwater-Rileys Hill's history and landscape setting have shaped a truly unique place. Council's goal is to build on our village character and a strong local community to enhance the lifestyle quality of residents and welcome visitors. Embracing the distinctive linear village structure of community and commercial activities along Baraang Drive presents opportunities to protect valued character qualities while enhancing the village environment for the community and visitors.

The highway bypass has fundamentally changed the role and function of Baraang Drive and the loss of passing trade has impacted the viability of the traditional 'highway' shops and cafes. This has had a flow-on affect to the community who have lost the local amenity and convenience these businesses offered. We now need to elevate our profile and appeal as a destination to attract business back and entice visitors to stay and explore our village and rich history.

This will require Baraang Drive to be significantly upgraded, addressing traffic functions and vehicle speeds, visual appeal, visitor signage and its reprioritisation as a safe, convenient and enjoyable walking and cycling connection linking the village's community and commercial activities - the village activity hubs. Each destination along the corridor can be enhanced and individually expressed to emphasise their roles within a connected network of experiences and activities.

The key catalysts of change could potentially include a creating a riverside park that connects the village to the river and strategies that would incentivise businesses returning to the village. Both present significant challenges but can be investigated in the future as part of a coordinated master planning process for the village.

Figure 5 presents a range of opportunities and ideas that can inform this master plan.

A community heart

Creating an identifiable heart for the community is important but here needs to be a critical mass of community or commercial activities for this to take form. The dispersed structure of our recreation assets and commercial activities presents clear challenges for this to be achieved.

The geographic centre of the village is where Broadwater Evans Head Road and Broadwater Bridge Road meet Baraang Drive and this area provides the best opportunity.

The community centre and caravan park are nearby. There are opportunities that could be investigated to establish riverfront open space directly connecting the village to the water. There is potential for cafes, food and beverage or tourist oriented commercial activities to address Baraang Drive and this could include re-purposing heritage houses for these types of uses. Significant upgrades to the streets could be undertaken to slow traffic, provide a safe pedestrian and cycling environment and enhance the visual qualities of the area as a identifiable precinct.

These interventions will require a range of challenges to be overcome and investigations to support appropriate traffic, flood and environmental responses. A coordinated master plan process and ongoing engagement with the community and local businesses will be required to assess potential and inform future planning and design.

PLACE PLAN ACTIONS

Prepare a village urban design master plan

Opportunities to enhance the village functions, protect local character, attract visitors and investigate the creation of a community heart would form part of an overall village master plan identified in Strategy 1.

See Chapter E for more information on the priority, timing and responsibility for these actions.

KEY PLACE PLAN DIRECTIONS AND IDEAS

- 1 Express the village gateways with streetscape enhancements and visitor signage
- 2 Coordinate with Transport of NSW on enhancing the Baraang Drive streetscape and reinforce its role and character as a village movement spine and activity hub connector including a dedicated pedestrian-cycle trail
- 3 Encourage the concentration of retail and commercial activities within existing activity hubs and enhance these places with streetscape and open space improvements
- 4 Create a community heart by: connecting and enhancing the streets, existing facilities
 - Connecting existing community and commercial activities
 - Enhancing streetscape quality
 - Investigating opportunities to establish a riverfront park
 - Encouraging shops, cafes and tourism related commercial activities
 - Slowing traffic and reprioritising pedestrians and cyclists through significant street upgrades
- 5 Encourage enhancements and upgrades of the caravan park
- 6 Enhance the community centre area

FIGURE 5:
CONNECTED ACTIVITIES PLAN



1:8,000 @ A3

LEGEND

Urban growth area boundary (LSPS)

Major and village roads

Village places and activities

Public open spaces

Public boat ramp

Short-term accommodation

Opportunities:

Village gateways

Investigate future riverfront engagement opportunities

Investigate future opportunity to incentivise commercial activity

Village activity hubs

Village walking and cycling trail



LISMORE CITY COUNCIL

RICHMOND RIVER

BARRANG DRIVE

BROADWATER COMMUNITY CENTRE

VILLAGE HEART

BROADWATER SUNRISE CARAVAN PARK

BROADWATER-SYMONS HEAD ROAD

VILLAGE GATEWAY

BROADWATER

TO RILEYS HILL

BROADWATER STOPOVER TOURIST PARK

COMMUNITY AND VISITOR DESTINATION

VILLAGE GATEWAY

PACIFIC MOTORWAY

1:8,000 @ A3



EDUCATION DESTINATION

1

VILLAGE GATEWAY

2

3

RECREATION AND ENTERTAINMENT DESTINATION

1

4

6

5

1

OBJECTIVE 2

Strengthen the flood resilience of our buildings and public realm**Buildings that support growth and our lifestyle amenity**

Like all villages and towns in our region, Broadwater-Rileys Hill faces the dual challenges of limited unconstrained land to accommodate population and employment growth and increasing risk of flood across the majority of the urban growth area due to climate change. The way we build, and where we build, will play a key role in sustaining our community's safety and lifestyles.

Within flood-prone areas, maximising flood resilience in re-builds and new structures is the priority. New building standards are required that actively mitigate the effects of, and decreasing the consequences of, flooding impacts addressing the choice of materials, construction systems and house design types.

Where there are opportunities for new residential, commercial or community development on constraint free land, we need to prioritise the 'highest and best' use of land as well as development efficiency to secure the greatest benefit for the community long term.

This means investigating place-responsive multiple-dwelling building types as well as mixed use development that can accommodate a range of activities in a single building. This will also support the delivery greater housing diversity to meet the needs of a broader range of household sizes, age groups and income levels.

In these cases, where new building forms may be introduced into the village, there will need to be greater consideration of place-responsive building scale, form and design solutions that avoid impacts on adjacent.

Responsive public realm investment

The functionality and visual quality of our streets, parks and recreation spaces play a central role in the day-to-day lifestyle amenity and safety of the community. However, the destructive force of major flood or bushfire events, coupled with the risk of more frequent and severe events due to climate change, presents fundamental challenges to Council's ability to sustain high levels of investment in public realm improvements.

A more innovative approach is required to maintain high quality streetscapes, open spaces, recreation facilities and sports infrastructure in a manner that balances ongoing costs and community need with increasing disaster risk.

This will require us to investigate new investment strategies and design responses that explore a range of public realm infrastructure investment and delivery solutions such as:

- Flood resilient design practices and standards
- Low cost recreation equipment and infrastructure
- Removable equipment and infrastructure
- Flood resilient materials and construction techniques

PLACE PLAN ACTIONS**Review of the LSPS, Local Environmental Plan (LEP) and Development Control Plan (DCP) in response to the Urban Growth Management Strategy, Casino Place Plan and Mid Richmond Place Plans**

This action plan should investigate:

- Maximising flood resilience in re-builds and new structures
- Investigating place-responsive multiple-dwelling building types as well as mixed use development appropriate for rural village contexts

Investigate strategies and design responses for public space investment that balances community need and benefit with disaster event risk

A range of strategies and design solutions should be identified to ensure Council's investment in park, streetscape and recreation facilities responds to the risk presented by flood and bushfire, such as:

- Flood resilient design practices and standards
- Low cost recreation equipment and infrastructure
- Removable equipment and infrastructure
- Flood resilient materials and construction techniques

See Chapter E for more information on the priority, timing and responsibility for these actions.



SUPPORTING OUR COMMUNITY AND LIFESTYLES

Social Environment

OBJECTIVE 1

Support residents' choice to stay and live in Broadwater and Rileys Hill

Preserving residents' choice to stay and live in Broadwater-Rileys Hill is paramount to maintaining the vitality of these communities. The picturesque landscapes, close-knit community and rich heritage, Broadwater-Rileys Hill provides a quality of life which is characteristic of the Richmond valley. It is essential to safeguard residents' ability to remain in these areas by ensuring access to affordable housing options, essential services, and amenities that meet the diverse needs of individuals and families. By protecting the availability of housing options suitable for all stages of life, from starter homes to retirement living, and supporting local businesses and community initiatives, we can empower residents to continue calling Broadwater-Rileys Hill home for generations to come. Preserving residents' choice to stay and live in these communities not only honours their deep-rooted connections to the area but also sustains the vibrant social fabric and enduring sense of belonging that defines these communities.

OBJECTIVE 2

Supporting the health and wellbeing of community through strong connection with our surrounding regional centres

Supporting the health and well-being of the Broadwater-Rileys Hill communities through strong connections with surrounding regional centres is essential for fostering resilience and prosperity. By facilitating access to healthcare services, larger retail and commercial hubs, educational opportunities, jobs, and cultural amenities available in nearby regional centres such as Ballina and Lismore, residents can enjoy a higher quality of life and greater opportunities to support their health and wellbeing.

By leveraging the strengths and resources of both local villages, communities and regional centres, Broadwater-Rileys Hill can enhance the overall health, resilience, and vitality of the community ensuring a brighter future for generations to come.

OBJECTIVE 3

Explore the potential for new and improved recreation opportunities and facilities

New recreation opportunities and facilities

Engagement undertaken as part of place planning for the Mid Richmond's villages highlighted the Broadwater-Rileys Hill community's desire to explore the potential for it to become a destination place by exploring potential opportunities presented by being located along the river. This included (amongst other things) new recreational facilities such as:

- A riverfront park
- Boat ramps
- Jetties
- Public amenities
- Tennis courts
- Dog parks
- Skate park
- Three Villages Cycle network
- Broadwater beach and lookout

Providing new and improved walking and cycling connections and experiences would also positively contribute to our appeal to residents and visitors alike. Broader economic and community benefits are key considerations for Broadwater-Rileys Hill's future investment in recreation and public space improvements.

PLACE PLAN ACTIONS

Foster community well-being through enhanced essential and social services

Investigate the opportunities to support increased access to health care and social services

Further explore opportunities for recreation activities and facilities

Further explore opportunities for new recreation activities and facilities as part of the urban design master plan. This will align with the development of the urban design master plan for the village heart (see Strategy 1)

Continue to advocate for government investment to support economic recovery

Our community is reliant on convenient and safe connectivity to the bigger centres to support our lifestyles and wellbeing. With the populations of greater Richmond Valley forecast to experience continued growth, investment in high quality transport connections will benefit us and our regional economy

See Chapter E for more information on the priority, timing and responsibility for these actions.



Village
Resilience
Pathway
Summary

Implementation
Priorities, Timing and
Responsibilities



CHAPTER E
BROADWATER AND
RILEY'S HILL



IMPLEMENTATION



RESILIENCE AND ADAPTATION PATHWAYS

Changes we can expect to see over time

Having already endured the extreme events of the 2022 floods and many past events, residents and businesses in Broadwater can certainly expect flooding to occur again – whether they be smaller, more frequent floods residents are already well familiar with, or the rarer, more extreme flooding events like that experienced in 2022. Flooding will continue to occur primarily from overtopping of the Richmond River or filling of the Tuckean Swamp from the Wilsons River, as well as from localised drainage and creek and gully systems around town after intense rainfall events.

Residents in Rileys Hill village should only expect a level of flooding in the village itself in only the rarest of flooding events, being the Probable Maximum Flood, which is incredibly unlikely. The rural landholdings and riverside properties can expect continued flooding of the land and property over time however.

Periods of isolation of several days from the towns being cut off from the highway is also likely to continue to occur into the future during more extreme events.

In Broadwater, if repeated flooding occurs, residents could see a hesitancy for some businesses to reopen, or new ones to open up in the town as repeated losses from property damage and loss of trade mount.

If projected sea level rises occur in the far future, this will progressively impact both business and residential properties directly (by impacts of drainage and standing water) around Broadwater, and challenge access around both towns via the old highway and Rileys Hill Road.

As the climate changes, residents of both towns will also experience hotter days and longer periods of consecutive hot days which will present a challenge for those people who can't get out of the heat or access to cooler spaces, such as more vulnerable members of the community such as the aged or infirm.

Residents could also expect to see increased fire activity in the surrounding landscape, like bush fire in the vegetated hills or grassfire on the river plains during instances of higher fire weather (such as during drier periods). Residents will need to be vigilant to this both in terms of watching out for fires near them, but also other indirect impacts such as smoke or air quality impacting on health conditions such as asthma or skin conditions.



PRINCIPLES TO GUIDE PLACE-BASED NATURAL HAZARD RESILIENCE AND ADAPTATION

The resilience of Broadwater and its ability to adapt will likely lie in two key areas – the personal and community-scale resilience of its people, and the resilience of its businesses to resist or bounce back quickly from repeated flood impact and long term sea level rises.

The Rileys Hill village community is less impacted by natural hazards, and so its resilience lies in its community understanding how floods or bush fires near them could increase their isolation or prompt evacuation from time to time.

Riverside property owners in Rileys Hill will need to remain highly vigilant to direct impacts of flooding and permanent and periodic water level changes and riverbank erosion.

Principles for building resilience and supporting adaptation in Broadwater and Rileys Hill include:

- Communicating collective understanding that exposure of homes and businesses to flood and coastal hazard risk will likely continue into the future in Broadwater and the riverside properties of Rileys Hill, and proactively developing resilience and mitigation plans (including by businesses) to anticipate and minimise these impacts into the future
- Communicating that isolation and shelter in place is a key resilience priority for residents within Rileys Hill village, and to expect more such isolation into the future
- Building on existing personal and community self-reliance through more formal community-scale training so that the community can be even better prepared, and bounce back quicker, from more events in the future
- Continuing the process of housing raising and retrofitting homes to help mitigate risk to property, particularly where a viable mitigation solution in Broadwater and the riverside properties of Rileys Hill
- Continue to investigate opportunities to improve resilience of utilities and community facilities

RESILIENCE AND ADAPTATION PATHWAYS

Place Planning Opportunities



MAINTAIN

THE MAINTAIN PATHWAY

Trigger for action: Continued effort following the 2022 floods

Owners of riverside property in both Broadwater and Rileys Hill will need to monitor very carefully the health of the riverbank and its resilience to erosion events that might occur from flooding, coastal storms and periodic or increasingly permanent tidal increases. It will be important to maintain, and enhance if necessary, environmental programs that support riverbank stabilisation.

It will also be important to maximise the take-up of the house-raising and retrofitting program via the Resilient Homes Program administered by the NSW Reconstruction Authority so that funding available for this purpose following the 2022 events is oriented towards mitigating risk to property as far as possible.

Opportunities also exist to undertake upgrades of and increase the resilience of utilities like the Rileys Hill sewage treatment plant, and the pressure sewer systems panels and pumps in Broadwater when suitable funding is available to maintain existing levels of service.



MODIFY

THE MODIFY PATHWAY

Trigger for action: Before the next flood or significant natural hazard event

A key resilience direction for Broadwater is encouraging businesses to develop flood mitigation and resilience plans to invest more in protecting their investments as repeated events are likely to occur. This should extend beyond just pre and post event continuity (such as moving stock to higher levels or ground) but proactive and anticipatory mitigation efforts – such as using flood resilient materials during renovations or retrofits, raising electrical power outlets, wiring and fuse boxes in buildings and structures to reduce damage and repair bills (and hasten return to trading), and even contemplating temporary flood barriers to stop floodwater entering business premises.

Community members can also take advantage of the existing range of grassroots community resilience training programs that are increasingly available from non-government organisations such as Red Cross and the Minderoo Foundation. These types of training programs can help catalyse an ongoing community-led recovery capability for future events to maximise self-reliance during isolation and sheltering in place.

Advocacy for continued investment in house-raising and retrofitting possibly beyond the scope of the current available state and Commonwealth funding will also help existing residents to ensure their property and belongings are resilient to flood, while also minimising insurance impacts. This could also extend to the funding of a retrofit program for existing commercial buildings to support the upgrades mentioned above.



TRANSFORM

THE TRANSFORM PATHWAY

Trigger for action: If repeated extreme events occur or permanent climate impacts like sea level rise occur

As Broadwater in particular is likely to be subject to continued and more frequent periodic and permanent inundation over time, it will be important to carefully monitor these impacts as they occur over time. While not a threat for some years yet, it will be important for all stakeholders in the business community in Broadwater to make informed decisions about how or whether to maintain operation of their premises if these impacts do occur. This transformational activity could involve examining a wide range of mitigation options, such as raising ground levels over time through filling, creating sea walls and barriers, or even possible relocation of these activities to higher ground.

This could also have similar effects for private residential property owners in Broadwater and along the riverside areas of Rileys Hill as well. In the long term, developing a framework to support a community-led decision on temporary or permanent relocation due to hazard impact could help to support community-led conversations about adaptation that might be required into the far future for Broadwater and its surrounding riverside properties.

Advocacy for continued investment in resilient road infrastructure to reduce isolation periods and secure economic connectivity throughout the Mid Richmond is also an important pathway for Coraki.

Built form resilience upgrades to community buildings such as the Community Centre, and SES and RFS buildings for example are also important modifications to the built form to increase community resilience – to address both flood resilience and act as community ‘cooler places’ during heatwave if air-conditioning and climate conscious design can be employed in these upgrades.

NOW

MAINTAIN

Existing strong self-reliance behaviours of community and business in each town

MODIFY

How community and business anticipate and mitigate impacts of future events to enhance long term self-reliance

TRANSFORM

The place through long term adaptation to climate driven events

FUTURE

TRIGGERS FOR ACTION

Following the 2022 floods

Before the next flood or significant natural hazard event

If repeated extreme events occur or permanent climate impacts like sea level rise occur

SOCIAL ENVIRONMENT

Create a more community-driven recovery support and coordination committee in each town

Develop a community-led recovery capability for future events to maximise self-reliance during isolation and sheltering in place

Deploy a framework to support a community-led decision on temporary or permanent relocation

ECONOMIC ENVIRONMENT

Encourage the creation of a Resilient Broadwater business committee to share resilience learnings and practices

Investigate long term mitigation or relocation options for key main street businesses in Broadwater

SETTLEMENT PATTERN

Ensure only climate resilient development occurs given the levels of natural hazard exposure and risk within the community

Complete the Richmond River Estuary Coastal Management Program
Undertake a local flood risk management plan and bush fire strategic study

Actively monitor impacts of future flood events and project sea level rises to determine the need to contemplate retreat of the towns to less impacted locations

BUILT ENVIRONMENT AND INFRASTRUCTURE

Maximise candidates for continuation of house raising and retrofitting program
Increase resilience of sewage treatment plant and sewer systems

Advocate for funding for mitigation options arising from the Coastal Management Program for Broadwater
Explore options for retrofitting existing commercial buildings
Encourage the Sugar Mill to develop a site and business specific disaster resilience adaptation plan to support its ongoing operations over time

NATURAL ENVIRONMENT

Monitor and maintain riverbank health along privately-held riverside property holdings

Deploy riverbank stabilisation programs over time before and following events to maximise waterway resilience

PLACE PLAN IMPLEMENTATION

This Implementation Plan has been prepared to deliver the actions identified in each of the five place plan strategies. The projects identified by this implementation plan capture the collective vision and principles set out in the Mid Richmond Place Plan, and will assist in advocating meaningful change to enhance the lifestyle and wellbeing of the community.

1 Shaping our village's future

ACTIONS

Strengthen the existing village structure and functions in a manner that balances future investment with flood risk and community safety

Investigate opportunities to integrate the Broadwater Sugar Mill with village life

Prepare a village urban design master plan

Undertake a local economic feasibility study for the Broadwater Employment Investigation Area to unlock economic development

Investigate redevelopment opportunities at Broadwater SES and RFS buildings for potential river access point

Complete repairs to Broadwater Bridge (currently co-managed by Lismore City Council and Council)

Partner with State Government to upgrade and maintain key freight links, regional roads and tourist routes

Provide a network of safe, well-constructed local roads, bridges, footpaths and cycleways that focus on increasing accessibility and connection to the riverfront

Work with Rous County Council to deliver the Woodburn Groundwater Project, providing a secure second water source for Evans Head, Broadwater and Woodburn

Work with Rous to support water network improvements in Broadwater, including upgrade of the water supply main and improvements to water pressure

Complete Stage 2 of the Evans Head Sewage Treatment Plant, to serve the long-term growth of Evans Head, Broadwater and Woodburn and cater for increased tourism

Investigate improvement works for Rileys Hill Community Hall to ensure more resilient community infrastructure

Support private riverbank stabilisation programs

Support increased self-reliance and community-led resilience building

Support local business leadership in economic resilience

Undertake a Flood Risk Management Plan

Prepare a bush fire strategic study

2 Living with the landscape

RESPONSIBILITY

FUNDING

TIMING

3 Revitalising our local economy

Prepare action plan to attract local business opportunities and attract new business to Broadwater-Rileys Hill

Continue to advocate for government investment to support economic recovery

Review the Richmond Valley Destination Management Plan 2021-2025 in response to the significant events that have impacted the region

Prepare a local tourism study for Broadwater-Rileys Hill, identifying opportunities and actions to attract more visitors and support a healthy local tourism economy

Prepare a village urban design master plan

4 Resilient buildings, infrastructure and public spaces

Review of the LSPS, Local Environmental Plan (LEP) and Development Control Plan (DCP) in response to the Urban Growth Management Strategy, Casino Place Plan and Mid Richmond Place Plans

Investigate strategies and design responses for public space investment that balances community need and benefit with disaster event risk

Foster community well-being through enhanced essential and social services

Further explore opportunities for recreation activities and facilities

Continue to advocate for government investment to support economic recovery

5 Supporting our community and lifestyles

