



DOCUMENT/STATUS REGISTER

Issue	Date	Purpose	Approved
01	24.09.2023	FOR DA	IB

PROJECT DETAILS

Site Address	417 Rosehill Road Blakebrook NSW 2480
Site Area	12,680 m²

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1 INTRODUCTION

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2 DESIGN

- Landscape Design Development
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1.0 Introduction

THE PROPOSAL

The existing buildings at Blakebrook Public School, 417 Rosehill Road, Blakebrook (Lot 2 Deposited Plan (DP) 859866) were significantly inundated during the February / March 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 most of 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 works are being undertaken as a Development Application (DA) to Lismore City Council (Council)

The proposed development is to be undertaken in two (2) stages as follows:

- Stage 1: Demolition of the existing buildings and tree removal (separate Early Works DA)
- Stage 2: Construction of a new elevated school building and landscaping and ancillary works and structures (this Main works DA).

The Main Works development comprises:

- Construction of a new elevated school building, with at-grade (undercroft) amenities and storage, including:

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Ground Level:

- Open undercroft space for covered outdoor learning and play.
- Male and female amenities and accessible toilet / change room facility.
- Cleaners' store.
- Equipment store.
- Sport equipment store.

Elevated Level:

- New administration comprising interview room, clerical spaces, Principal's office, staff room, sick bay and male, female and accessible amenities.
- School library with computer room, store, main communications room and library office.
- Four (4) 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 and hard soft landscaping including replacement play equipment, vegetable garden, fernery and yarning circle.
- New hydrant pump house with fire tanks.
- Relocation and replacement of existing septic tanks and water tanks.
- It is not proposed to increase staff or student numbers as a result of these works.



Source: Site aerial photograph (Nearmap)

SITE DESCRIPTION

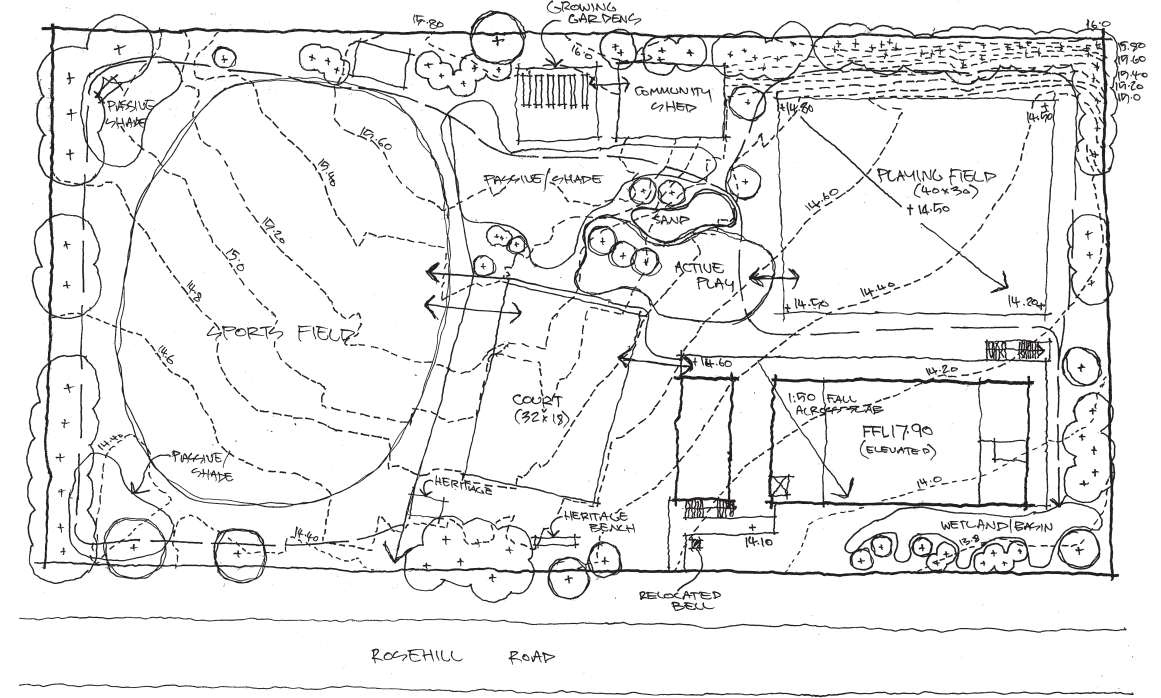
The site is located at 417 Rosehill Road, Blakebrook in the local government area of Lismore City Council. The site is located in a rural setting with farmland surrounding much of the site's boundary.

2.0 Design

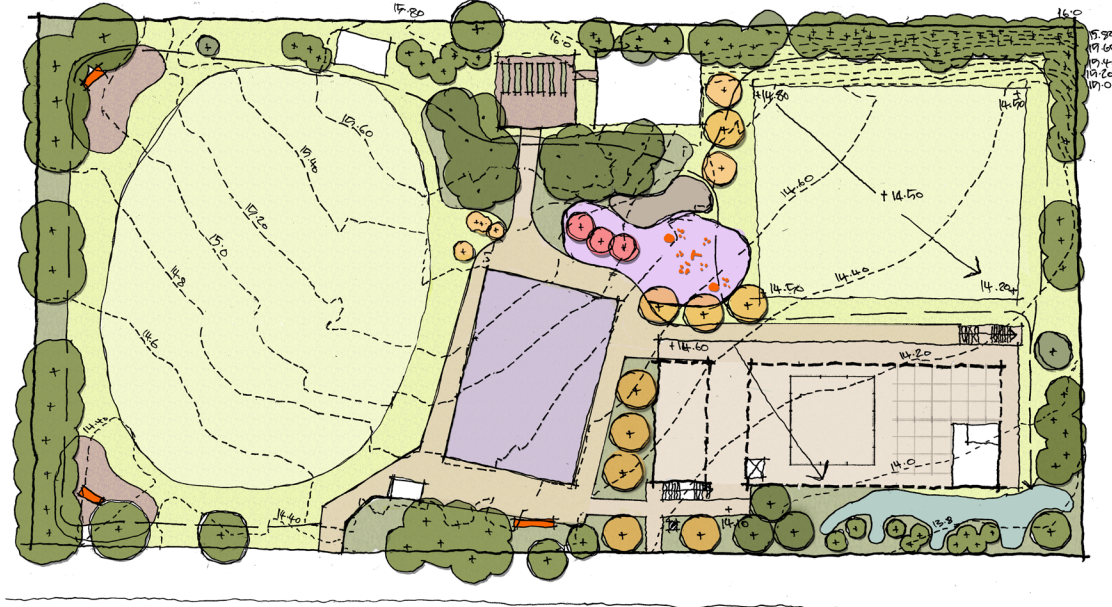
LANDSCAPE DESIGN DEVELOPMENT



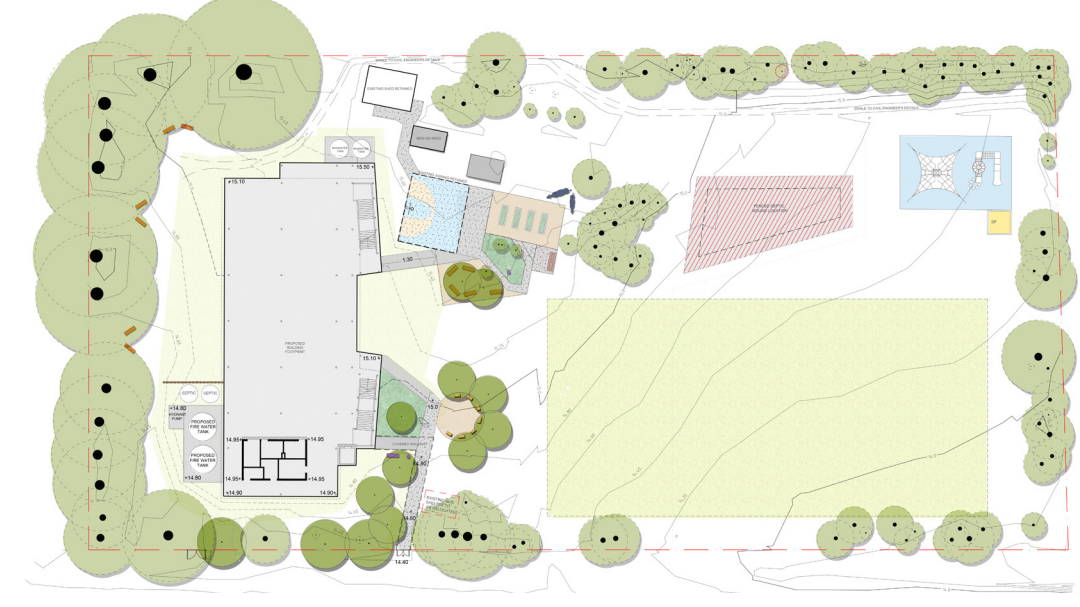
1 INITIAL SITE PLANNING
The functional diagram overlaid onto the preliminary architectural site plan with basic structure planned



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



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



4 LANDSCAPE CONCEPT
The landscape design refined to suit the updated architectural site plan



LEGEND

---	Site boundary		New turf	<div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);">2000mm long sandstone log seating</div>	2000mm long sandstone log seating
<div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);">1:50</div>	Existing contour		Concrete paving	<div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);">1000mm long sandstone log seating</div>	1000mm long sandstone log seating
	Spot levels		New mass planting	<div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);">Growing gardens</div>	Growing gardens
	Trees to be retained		Sand	<div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);">Heritage items</div>	Heritage items
	Proposed trees		Concrete paving		

DIALOGUE

- Seating placed near existing *Camphor laurel* trees to provide a shaded space for small groups to gather
- Informal cluster of new trees planted near the main entry to soften the new building and help strengthen the entry to the school
- Existing letterbox retained to strengthen existing character of the school
- Yarning circle to support outdoor learning opportunities for small groups to Connection to Country
- New sports field to allow for flexible sports activities to occur
- Heritage bell and memorial seat retained and relocated to strengthen the entry path
- Existing hard court and COLA retained
- Existing garden and flag pole retained with additional native plants
- Raised growing garden for education and community purposes
- Existing Cow sculptures retained and relocated amongst the agricultural setting of growing gardens and fruit trees
- Existing bus shelter relocated to provide shaded structure to games court and growing gardens
- New like for like replacement playground and relocated sand pit
- Existing fruit and citrus trees retained next to growing gardens

PRECEDENTS

Games court



Growing garden



Structured play



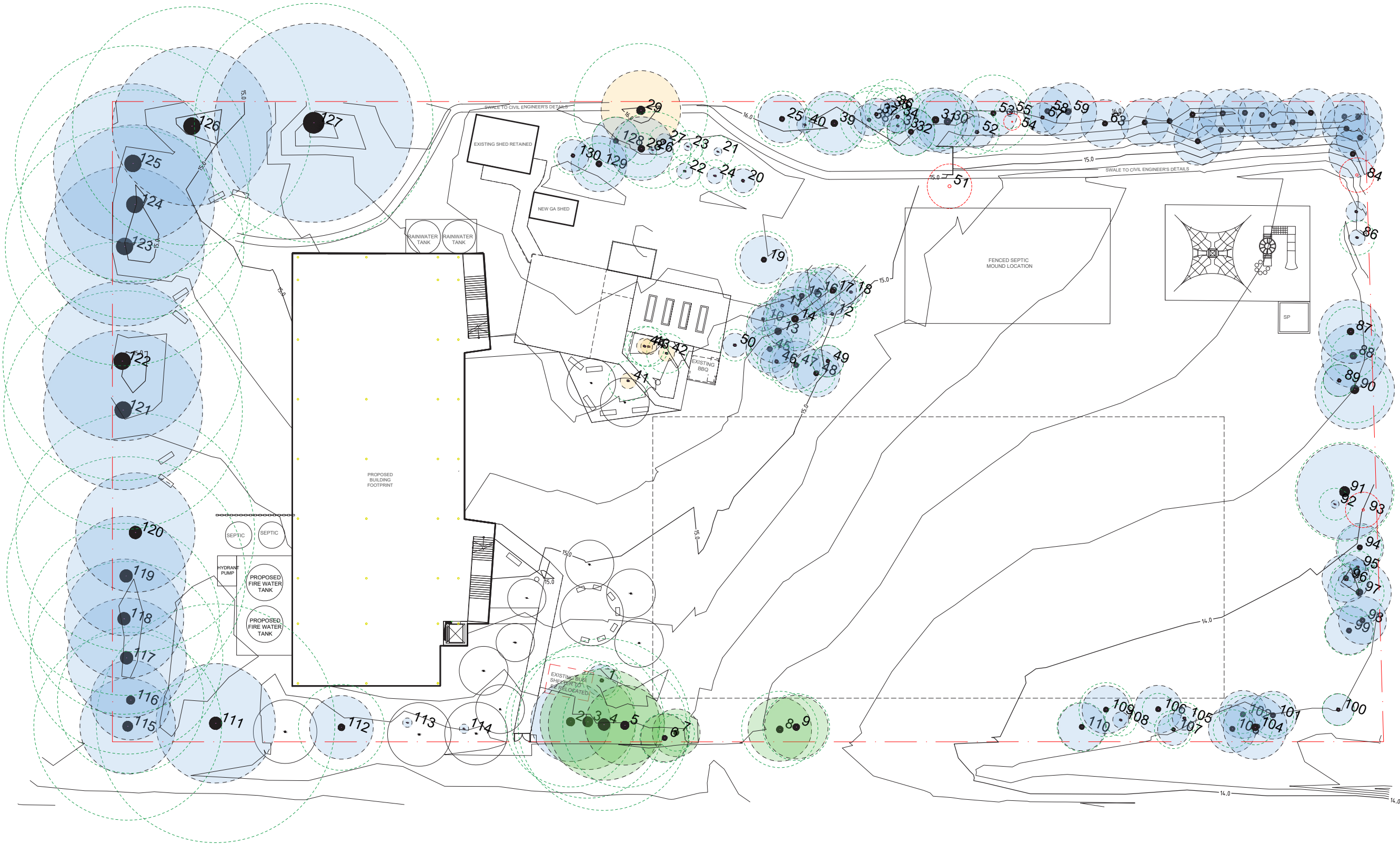
Shaded outdoor learning area

Activated under-croft

Connection with Country

Playing field

TREE REMOVAL/ RETENTION

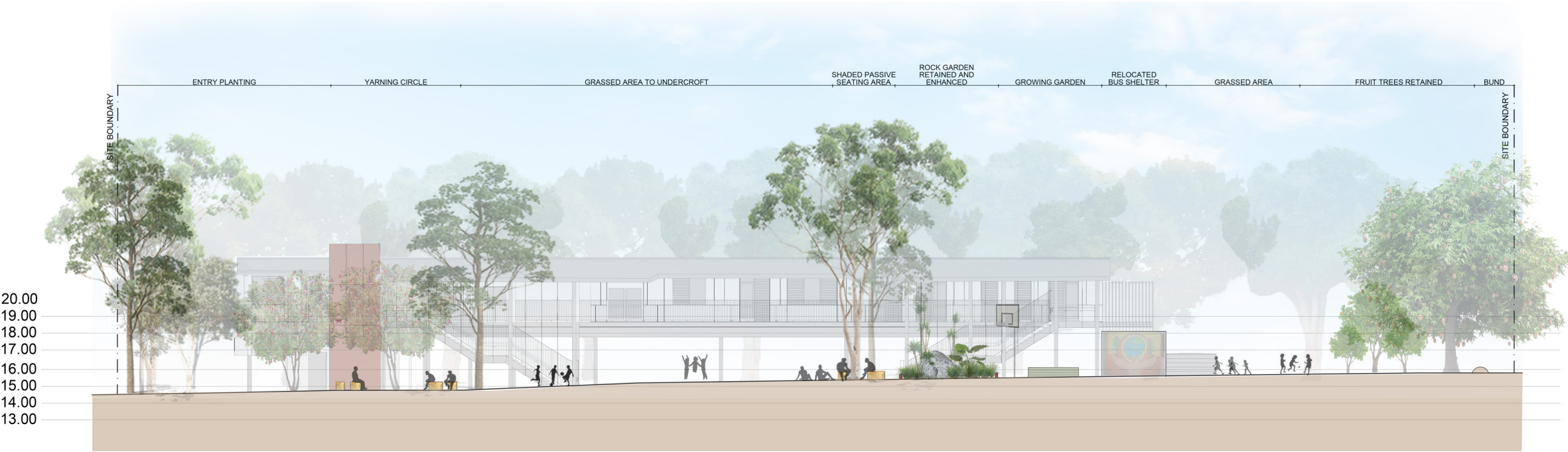


TREE RETENTION LEGEND

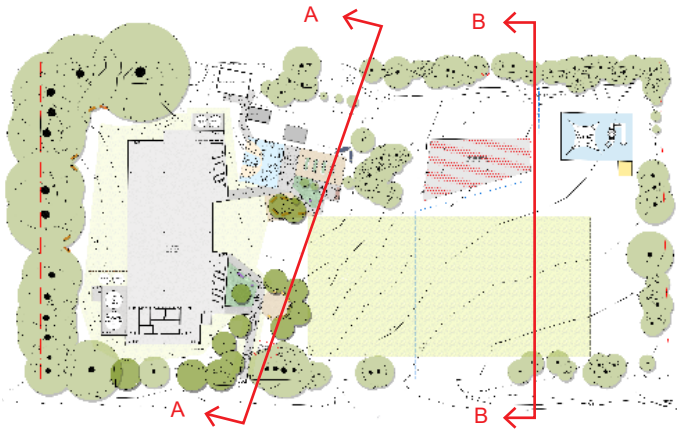
- EXISTING TREES TO BE REMOVED
- TREE PROTECTION ZONE
- EXISTING TREE - HIGH RETENTION VALUE
- EXISTING TREE - MEDIUM RETENTION VALUE
- EXISTING TREE - LOW RETENTION VALUE

NOTE: REFER TO ARBORIST REPORT FOR TREE SPECIES

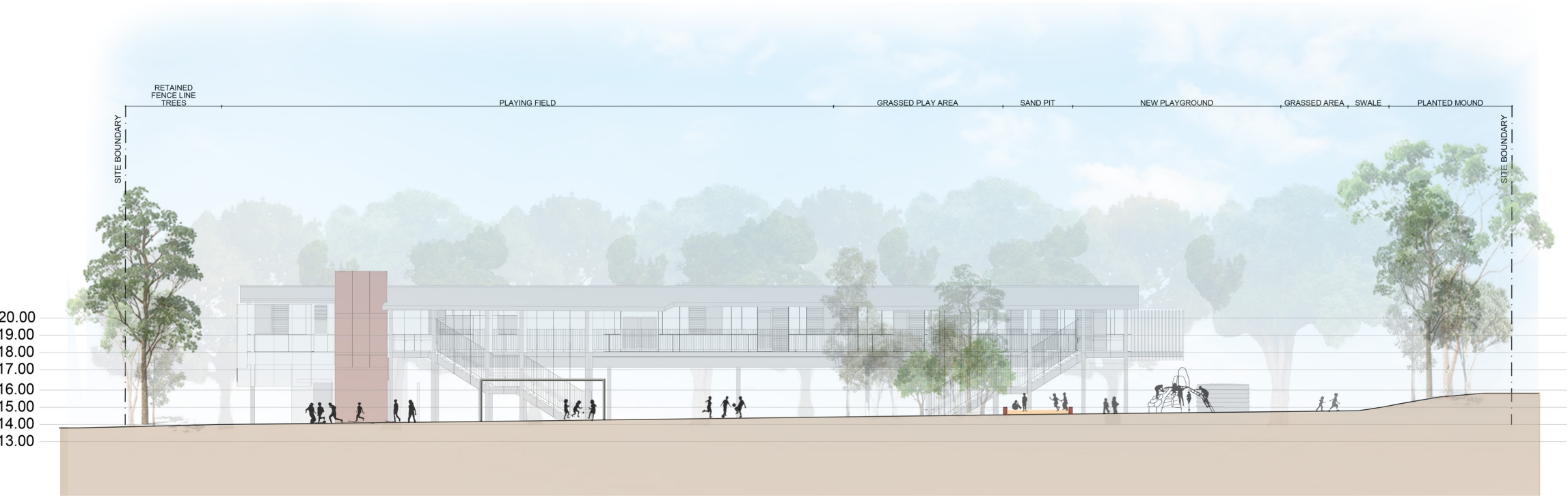
SECTION/ ELEVATIONS



SECTION/ELEVATION AA
1:150 @ A1



KEY PLAN



SECTION/ELEVATION AA
1:150 @ A1

PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	ENTRY	YARNING	FLAG POLE	BUNDJALUNG
	TREES							TRADITIONAL USE
ATR	<i>Argyrodendron trifoliolatum</i>	White Booyong	25m - 30m	8m - 9m				
CIN	<i>Corymbia intermedia</i>	Pink Bloodwood	25m - 30m	7m - 8m				
CGL	<i>Cryptocarya glaucescens</i>	Jackwood	25m - 30m	5m - 6m				
EAC	<i>Ehretia acuminata</i>	Koda	8m - 10m	4m - 5m				
EMU	<i>Endiandra muelleri</i>	Green-leaved Rose Walnut	25m - 30m	15m - 18m				
EMI	<i>Eucalyptus microcorys</i>	Tallow wood	40m - 45m	12m - 15m				
GRO	<i>Grevillea robusta</i>	Silky Oak	15m - 18m	5m - 6m				
LCO	<i>Lophostemon confertus</i>	Brush Box	15m - 18m	9m - 10m				
PAU	<i>Planchonella australis</i>	Black Apple	13m - 15m	15m - 18m				
SIN	<i>Syzygium ingens</i>	Red Apple Lilly Pilly	25m - 30m	8m - 9m				
TCI	<i>Toona ciliata</i>	Red Cedar	13m - 15m	2m - 3m				
CVI	<i>Callistemon viminalis</i>	Weeping Bottlebrush	3m - 4m	2m - 3m				
	SHRUBS							
HHE	<i>Hibiscus heterophyllus</i>	Native Rosella	4m - 5m	2m - 3m				
BOB	<i>Breynia oblongifolia</i>	Coffee Bush	2m - 3m	1.5m - 2m				
MAF	<i>Melastoma affine</i>	Blue Tongue	2m - 3m	1m				
CPE	<i>Crinum pedunculatum</i>	Swamp Lily	1m - 1.5m	2m - 3m				
ACA	<i>Alpinia caerulea</i>	Dargahn / Native Ginger	1.5m - 2m	1m				
	GROUNDCOVERS							
DRE	<i>Dichondra repens</i>	Kidney Weed	0.1m	1m - 1.5m				
HSC	<i>Hibbertia scandens</i>	Guinea Flower, Snake Vine	1m	4m - 5m				
PVA	<i>Pseuderanthemum variables</i>	Pastel Fower	0.3m	0.7m - 0.9m				
BIN	<i>Blechnum indicum</i>	Swamp Water Fern	0.8m	0.4m - 0.6m				
LMI	<i>Lygodium microphyllum</i>	Climbing Maidenhair Fern	0.2m	2m - 3m				
VHE	<i>Viola hederacea</i>	Native Violet	0.2m	0.1m - 0.3m				
	GRASSES							
LLO	<i>Lomandra longifolia</i>	Mat Rush	1m	1m				
TAU	<i>Themeda australis</i>	Kangaroo Grass	1m	1m				
DCA	<i>Dianella caerulea</i>	Paroo Lily	0.8m	1m				
LHY	<i>Lomandra hystrix</i>	Creek Mat Rush	1m	1m				

PLANTING IMAGERY



Corymbia intermedia



Callistemon viminalis



Argyrodendron trifoliolatum



Eucalyptus microcorys



Grevillea robusta



Syzygium ingens



Hibiscus heterophyllus



Breynia oblongifoli



Melastoma affine



Crinum pedunculatum



Dianella caerulea



Alpinia caerulea



Lomandra hystrix



Themeda australis



Doodia aspera

PLANTING STRATEGY

Species have been selected to serve the Connecting to Country site narrative for Blakebrook Public School, drawing upon several sources, listed below. Plants with documented traditional Bundjalung uses are highlighted in the table. Fast-growing *Grevillea robusta* will provide a bird and insect friendly screen for raised buildings. The existing flagpole garden will be improved with architectural rainforest plants and a tall, spreading canopy of endemic gums. The Yarning Circle will feature a diverse stand of rainforest trees such as the White Booyong, and underplantings with rich biological, aesthetic and cultural value .

Other references include:

-The Lismore City Council Landscape Guidelines (2007) provides recommendations for general planting as well as speciefic species for planting close to Goolmangar Creek;

-My Local Native Garden Guide, Lismore floodplains section (2016) lists plants appropriate for this particular flood-prone area;

-The Ecological Assessment Report for Blakebrook Public School prepared by Kleinfelder (2022) specifies a patch of remnant PCT 4046 - Northern Lowland Swamp Turpentine-Red Gum Forest.

-Revive the Northern Rivers “The Big Scrub” accessed 09/2023