





DOCUMENT/STATUS REGISTER

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| 05    | 20.10.2023 | FOR DA SUBMISSION | JH       |
| 06    | 23.10.2023 | FOR DA SUBMISSION | JH       |

PROJECT DETAILS

|              |                                        |
|--------------|----------------------------------------|
| Site Address | 9 Byrnes Street<br>Broadwater NSW 2472 |
| Site Area    | 8,837 m <sup>2</sup>                   |

Contents

1 INTRODUCTION

- The Proposal
- Site Description

2 DESIGN

- Landscape Design Development
- Landscape Masterplan
- Precedents
- Tree Removal/ Retention Plan
- Section Elevations
- 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 8,837m<sup>2</sup>. and has a riparian

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

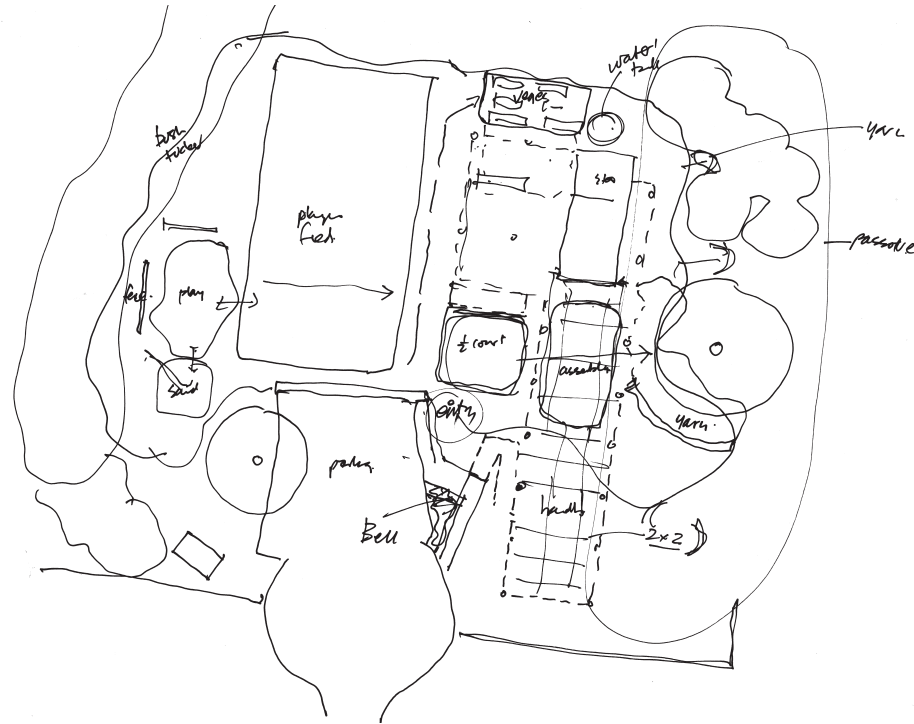
The site is zoned RU1 land and adjacent to a flood planning zone and category 1 fire risk zone across the river, there is also identified "Key Fish Habitat." within the river.

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

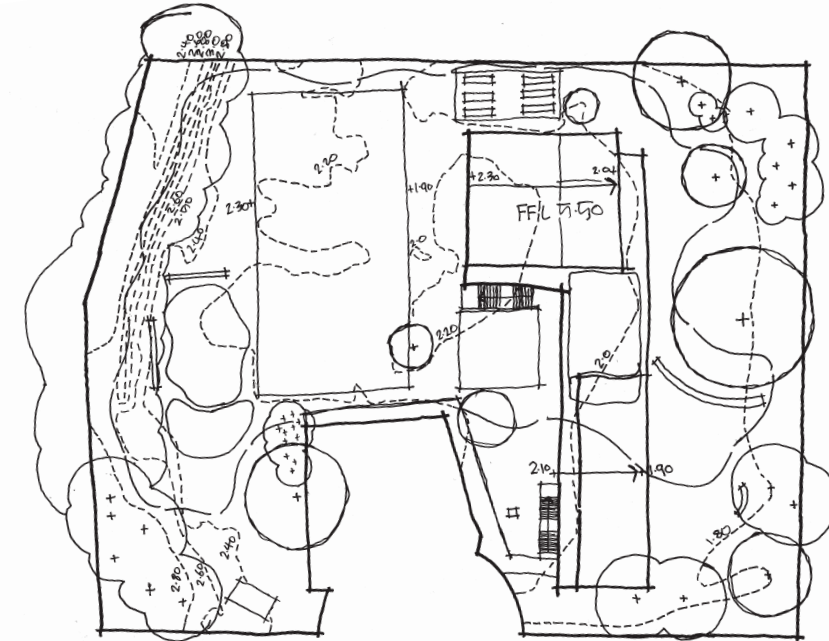


# 4.0 Design

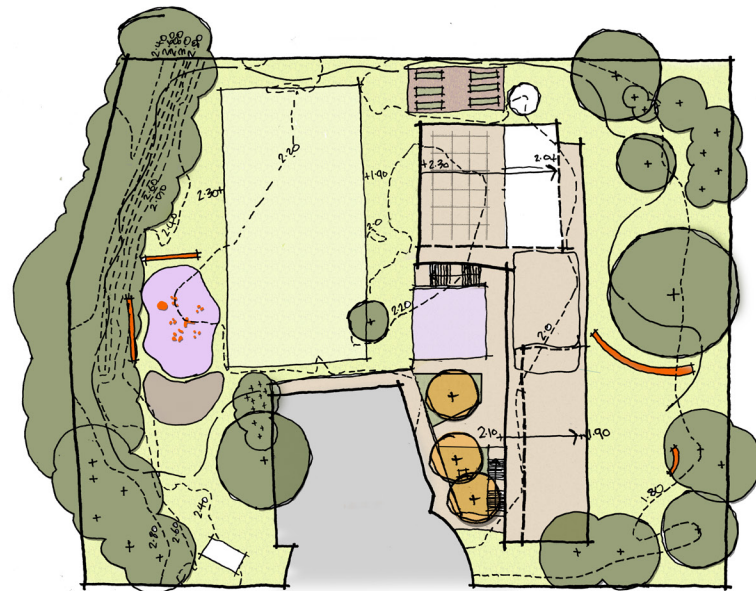
## LANDSCAPE DESIGN DEVELOPMENT



**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.



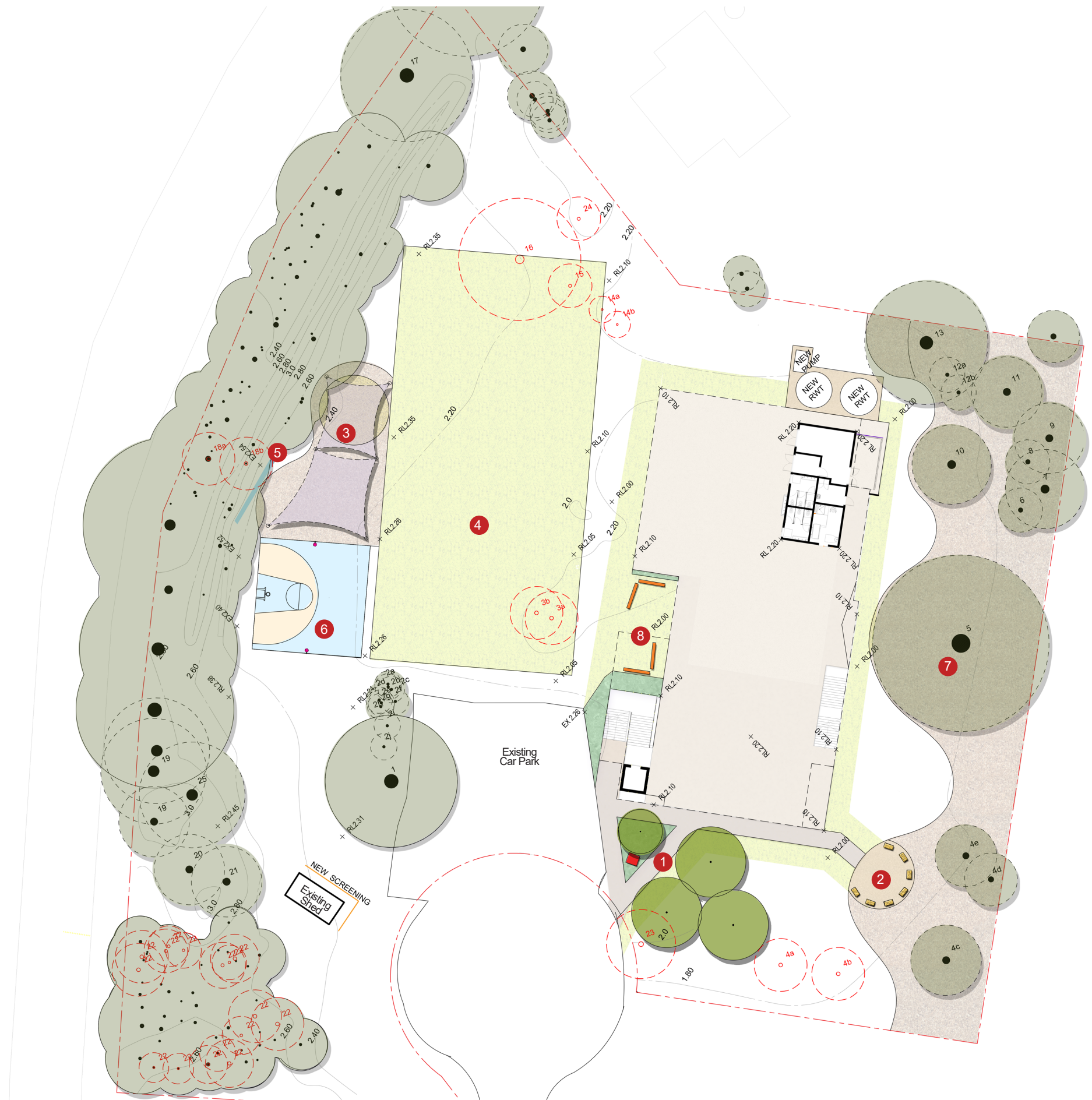
# LANDSCAPE MASTERPLAN

## 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

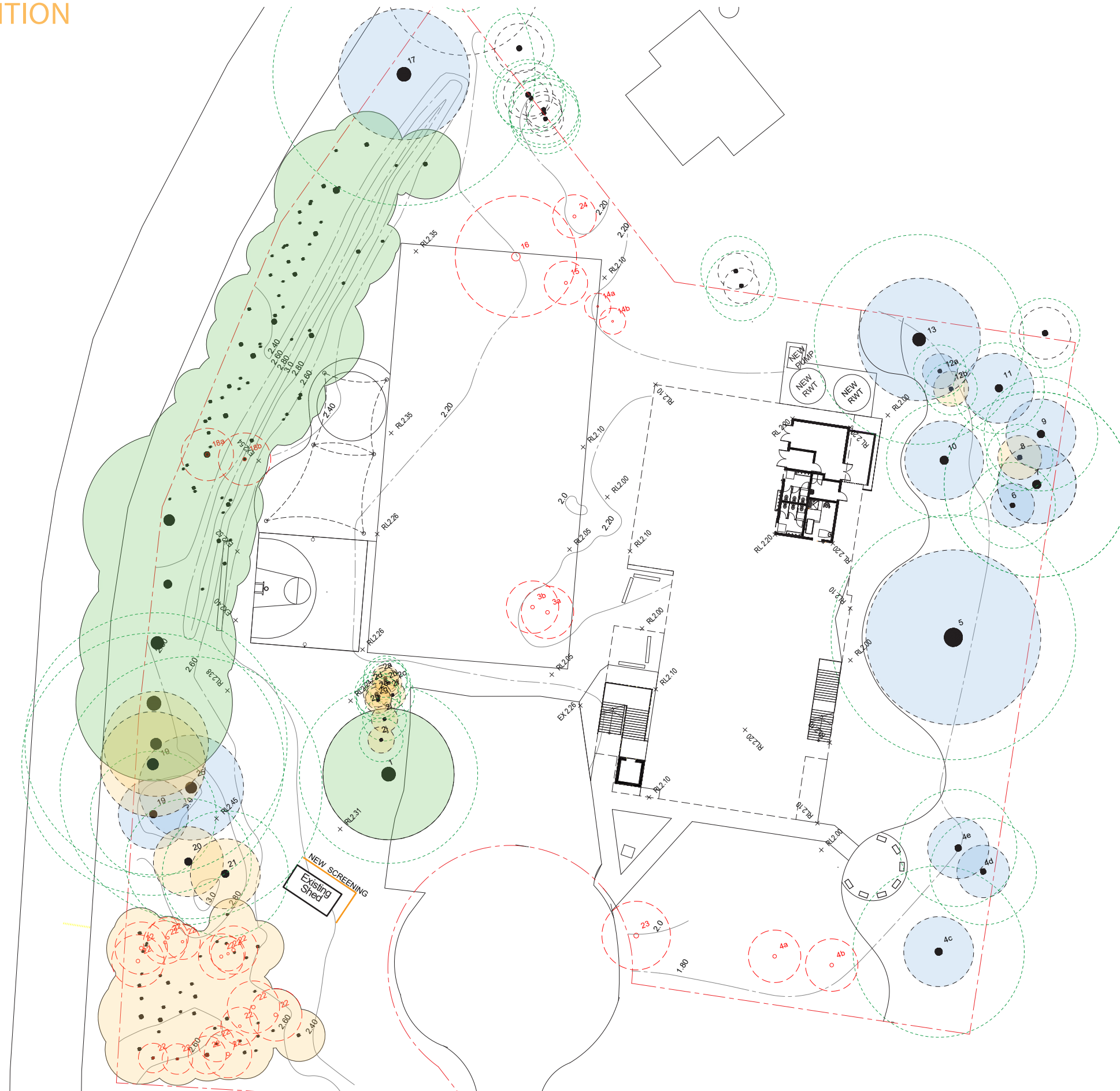
### LEGEND

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

## NOTES

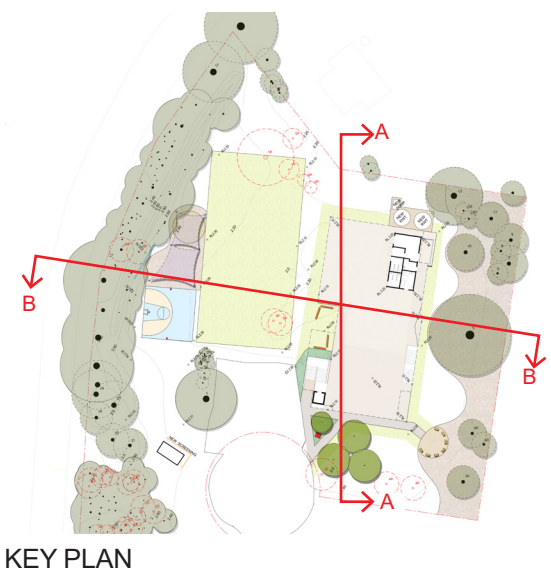
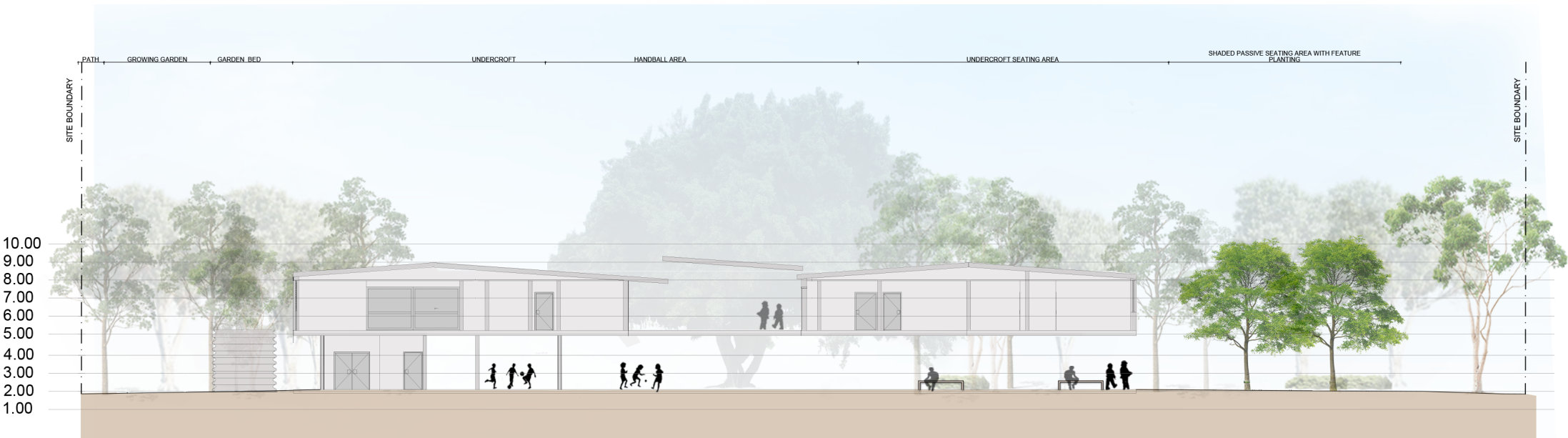
1.THIS PLAN HAS BEEN COORDINATED  
WITH THE LATEST ARBORICULTURAL  
REPORT, PREPARED BY NORTHERN  
TREE CARE. (22.06.2023)

2. REFER TO ARBORIST REPORT FOR  
TREE SPECIES AND CONDITION DETAILS

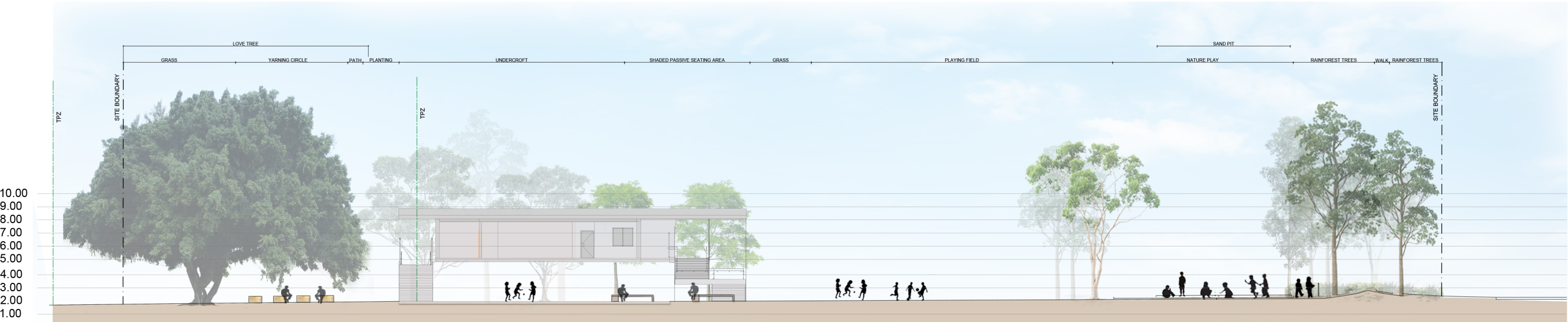




SECTION ELEVATIONS



SECTION/ELEVATION AA  
1:150 @ A1



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 flammeum</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>Tristaniopsis 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</i> 'Little John' | 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 Lochiaie</i>              | Australian Rhododendro   | 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</i> 'Break O' Day | 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</i> 'Pink Cascade'        | 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.