

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 16 April 2024, 3.30pm and 4.29pm
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSNTH-291 – Richmond Valley – DA2024/0087 – 9 Byrnes Street, Broadwater – Demolition of existing buildings and ancillary structures such as COLA, playing courts, covered walkways, vegetation removal and construction of a new elevated school building with at grade (undercroft) amenities and storage, and new hard and soft landscaping including replacement playing field and playground

PANEL MEMBERS

IN ATTENDANCE	Stephen Gow (Chair), Michael Wright, Tony McNamara, Robert Hayes and Eber Butron
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Dianne Leeson

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Cherie Smith, Andy Edwards and Travis Eggins
APPLICANT REPRESENTATIVES	Timothy Rassmussen, Penny Smith, Martyn Charlett, Stephanie Ganis, Anthony Soklaridis, Mitchell Beattie
DEPARTMENT STAFF	Carolyn Hunt
OTHER	Nil

KEY ISSUES DISCUSSED**Council briefing – 3.30-4.00pm**

- Overview of proposal and site context
- Background to the proposal, noting location, zoning, draft Review of Environmental Factors and 2022 flood event
- Flooding
 - Inundation levels and 2022 flood height
 - Permissibility on flood prone land
 - Proposed floor level and consideration of raising, noting PMF level and velocity
 - Evacuation plan noting no option for shelter in place
- Crown development
- Community interest and support for rebuilding of the school
 - Students are currently relocated to school at Evans Head
- Stormwater – low lying and discharge issues

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- Proposal for construction of a swale on adjoining property and new a stormwater connection to the west of the site
- Discharge point identified but unsure of associated infrastructure
- Climate Change modelling – site likely to be affected by tidal water, noting consideration of life span
- Council issued requests for further information
 - Flood emergency response plan – inconsistency with levels and consideration of 2023 Flood Study
 - SES comments – request to be addressed and updated reports provided
- All referrals received, with the exception of Office of Environment and Heritage

Panel Comments to Council

- Flood Risk Management Plan dated 2004, noting that Council engaging consultants for proposed document update. Need for applicants and assessment to address new Planning Circular PS24-001: Update on addressing flood risk in planning decisions, 1 March 2024
- Consideration of alternative sites – justification requested by Council
- Clarification of utilisation of provisions of SEPP (Infrastructure) for proposal
- Costs associated with flood risk – ongoing and long term and what is considered to be an unacceptable risk
- Structural integrity during flood events
- Consideration of independent consultant for review of flooding documentation

Applicant briefing – 4.00-4.29pm

- Overview of the project – redevelopment of the Broadwater School, only community facility for the township
- Site context and locality
- Planning provisions, site analysis, elevations and setbacks outlined
- Impacts noted as:
 - Flood – high depth hazard with low velocity –noting February 2022 flood level and Council’s minimum habitable floor level for residential and commercial development
 - That part of the proposed development below habitable floor level to be constructed from flood resilient materials and structurally certified for up to the 1% AEP flood event.
 - Proposed modular construction would facilitate removal to another place at a later date if necessary
 - Flood response – early closure or evacuation – no shelter in place strategy
 - Traffic – no additional students or changes to existing car park proposed – 9 off-street spaces
 - Stormwater management – new drainage line proposed to connect to Council’s existing drainage system
 - Visual – setbacks, no overshadowing or view loss
 - Heritage – Aboriginal object located on the site, requiring an Aboriginal Heritage Impact Permit
- Consultation held with Council, SES and Community
- Current RFI – response being prepared (habitable floor level, emergency response plan, Agency comments, mosquito management and SES response to flood issues)
- Flood levels being reviewed – noting Council request for increase in habitable floor level
- Site considerations – long range predictions for the site, noting climate change impacts including increased flood events and stormwater surcharge

Panel Comments to Applicant

- Flood velocity cited as low by Applicant team? – apparent conflict with information from Council
- Consideration of alternative sites for a new school? – advised this had not been actively considered by the Department of Education to date – formal position requested by the Panel
- Raising floor level to higher floor level acknowledged – consideration of structural integrity of substructure and resilience/erosion risks

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TENTATIVE DETERMINATION DATE SCHEDULED FOR: to be confirmed by Council, most likely in latter half of 2024

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4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels