



The General Manager

BVSC

Dear madam,

CLUB SAPPHIRE WISHES TO MAKE SUBMISSION TO COUNCIL'S DRAFT COMMERCIAL LANDS STRATEGY 2040

Firstly, Club Sapphire wishes to complement Council on revising its strategy.

While the Club has members from across the Shire, its properties and related physical assets are all located in the Merimbula CBD and as such we seek to focus our submission on Merimbula Town Centre.

The Club sees merit in reducing the area of B4 zoning as recommended in the strategy. We feel the area proposed to be retained B4 is adequate for the range of mixed use developments likely to be required in the 20 year life of the strategy.

The principle focus of the Club's submission is a request for Council to review the height limit on the Club's Lot 121 DP 1250503

The Club has had informal consultation with Council over the past several years on development options for its several properties in the B4 zone.

A major focus of the Club is the potential to accommodate a branded, four plus star hotel within Lot 121 with capacity for up to 100 rooms. As the accompanying reports and draft plans demonstrate, there are particular synergies, advantages and positive environmental outcomes for such a hotel development at the Club site compared to alternatives. The research shows, while a high end accommodation and a larger conference venue has been identified as a major part of Councils strategy to enhance tourism and related business growth, the viability of such a concept in the short to medium (20 year) term is constrained if it is to be a new, *stand-alone* facility.

The Club is advanced in its commercial assessment of such a concept and even with the savings the Club site can bring to such a project, the project may be marginal in the short term, say under 5 years.

One clear requirement all four hotel chains we have consulted to date identify as essential to the project viability, is that four plus star customers will expect excellent outlook from their rooms. If any site in the Merimbula CBD, or indeed elsewhere, in the Shire is to achieve this requirement, it will probably need a building higher than current controls permit.

The Clubs lot 121 has a current maximum building height of 16 metres above existing surface. In the context of this site, that translates into a low but bulky potential hotel building of just over 2 storeys above the height of the existing Club. Many rooms would have only average views of coast or bushland and some only views of surrounding commercial development.

By adding 2 further storeys to such a site, a far more elegant, slender building can be accommodated where a majority of rooms get a 4 plus star view. Such a structure is detailed in the attachments to our submission and is also generally more cost effective to construct.

We feel our submission establishes the provision of a four plus star hotel of this size, with major conference and business capacity as well as tourist accommodation, will prove unviable at any other site in the Shire in the 20 year time frame of the strategy. But we have growing confidence such a project should be viable for the Club to proceed within a 5 year time frame.

We accept, in all other aspects and for all other likely uses of the 20 year strategy horizon, the existing building heights will be adequate and steer a continued low to medium rise, coastal style commercial centre that overall the community desires. But if a four plus star hotel is a Council and community goal (and there are strong social and economic benefits of such a project), Council needs to support a relatively modest height relaxation of an additional 2 to 3 storeys at a site that has real prospects of action.

The accompanying documents comprise:

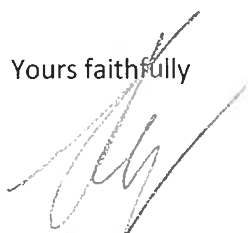
1. A draft Planning Proposal for Council's consideration.
2. A draft visual assessment
3. A draft socio-economic assessment of the proposal.

We stress these are drafts. Given the deadline for submissions on the Commercial Lands strategy, our consultants have had only a few weeks to prepare a submission and Council can appreciate this is a substantial project. We seek the opportunity to expand these drafts but make the following request:

That Council formally resolve to prepare a full Planning Proposal to examine if it is justified to raise the building height on lot 121 DP1250503 from 16 metres to 26 metres (or an alternative LEP amendment that permits an hotel to such height within the lot).

Should Council so resolve, the Club will finalise its research and draft documents, ready for consideration as a formal draft planning proposal for Gateway submission and public exhibition.

Yours faithfully



Damien Foley

CEO

Club Sapphire

12 March 2020.

MERIMBULA - CLUB SAPPHIRE

PROPOSED HOTEL & ASSOCIATED ALTERATIONS & ADDITIONS

QUATTRO PROJECT NUMBER 17-0435

DRAWINGS

ARCHITECTURE

DA-A-000	COVER SHEET
DA-A-010	NOTIFICATION PLAN
DA-A-020	LOCALITY PLAN
DA-A-030	EXISTING SITE PLAN
DA-A-040	PROPOSED SITE PLAN & ANALYSIS
DA-A-041	BUILDING IMPACT ANALYSIS
DA-A-049	EXISTING LOWER GROUND PLAN
DA-A-050	EXISTING GROUND PLAN
DA-A-051	EXISTING LEVEL 1 PLAN
DA-A-052	EXISTING ROOF PLAN
DA-A-070	SHADOW DIAGRAM
DA-A-080	CAR PARK DETAILS
DA-A-099	PROPOSED LOWER GROUND PLAN
DA-A-100	PROPOSED GROUND PLAN
DA-A-101	PROPOSED LEVEL 1 PLAN
DA-A-102	PROPOSED CLUB ROOF PLAN
DA-A-103	PROPOSED HOTEL LOWER ROOF PLAN
DA-A-104	PROPOSED HOTEL ROOF TOP PLAN
DA-A-105	PROPOSED HOTEL UPPER ROOF PLAN
DA-A-150	BOWLING AMENITIES - DETAIL
DA-A-151	BOWLING AMENITIES - DETAIL 2
DA-A-160	CLUB ALTERATIONS - DETAIL
DA-A-161	CLUB ALTERATIONS - DETAIL 2
DA-A-170	HOTEL - DETAIL
DA-A-171	HOTEL - DETAIL 2
DA-A-200	PROPOSED ELEVATIONS
DA-A-250	PROPOSED SECTIONS 1 - CLUB
DA-A-251	PROPOSED SECTIONS 2 - HOTEL
DA-A-500	PERSPECTIVE VIEWS



Notes

Rev. No.	Date	Revision	Auth'd
A	7/12/18	ISSUE FOR REVIEW	DC
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Project
Merimbula - Club Sapphire
Proposed Hotel & Club
alterations_OPT 2
LOT 912, DP 855433

Drawing title
COVER SHEET

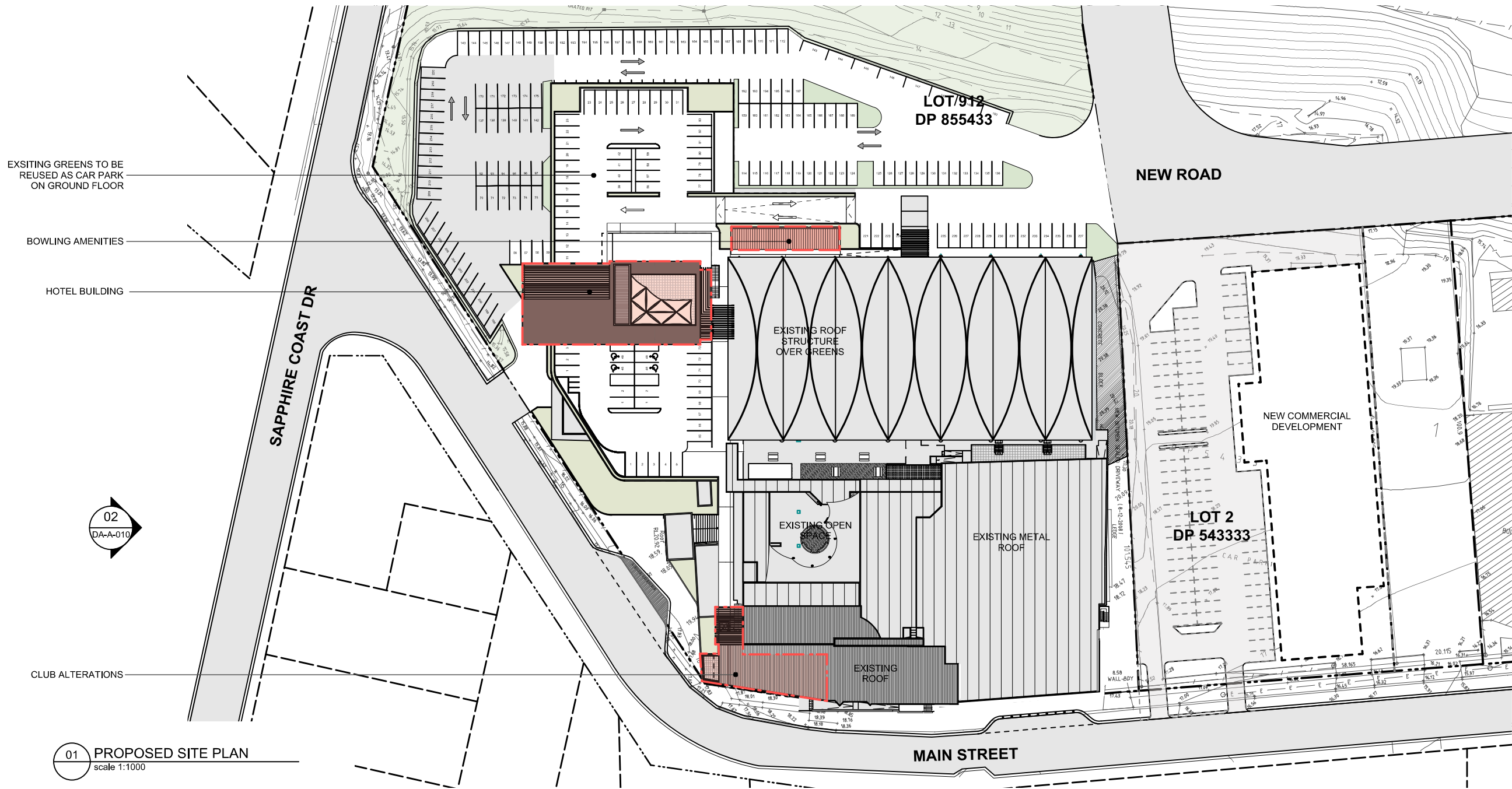
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Drawn By DC	Checked By PH	No Sheets
Project Number	Drawing Number	Rev

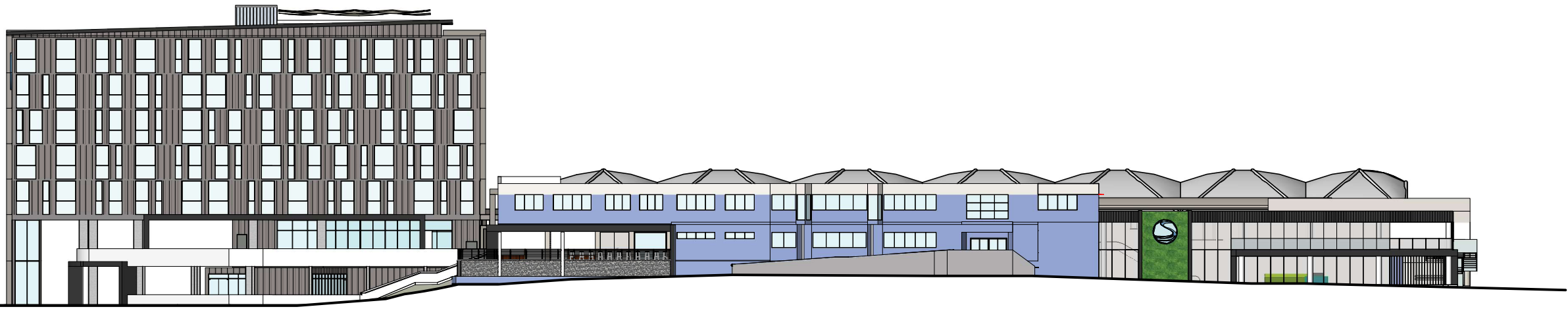
17-0435 DA-A-000 B

PRELIMINARY

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01 PROPOSED SITE PLAN
scale 1:1000



02 PROPOSED SOUTH ELEVATION
scale 1:450

Notes

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Drawing title

NOTIFICATION PLAN

Scale at A1 1:1000
Scale at A3 1:2000

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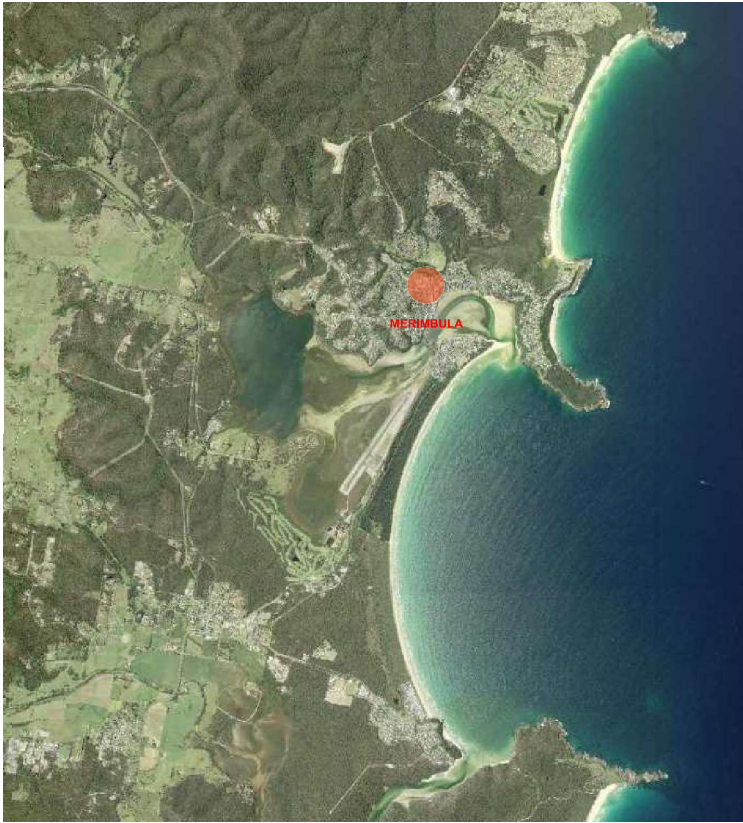
Drawing Number

Rev

17-0435 DA-A-010 B

PRELIMINARY

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01 LOCALITY PLAN: NSW
scale 1:NTS



02 LOCALITY PLAN: MERIMBULA AREA
scale 1:NTS



03 SITE DEVELOPMENT
scale 1:NTS

Notes

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CLUB

Sapphire

MERIMBULA

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LOCALITY PLAN

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Drawing Number

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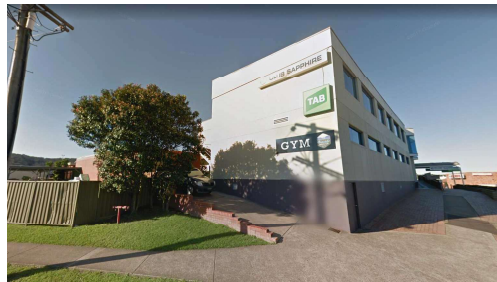
NEW ROAD TO BE USED AS ACCESS TO THE CLUB & HOTEL



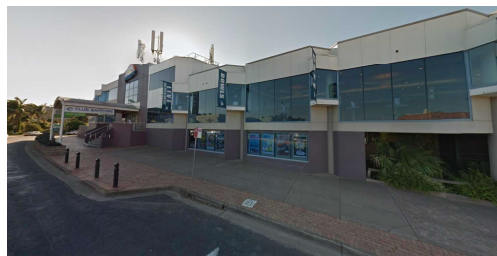
APPROACH TO THE CLUB TO BE ACTIVATED



CAR PARK LAYOUT TO BE REDESIGN. POTENTIAL CAR PARK AT CLUB GROUND FLOOR LEVEL



MAIN STREET CORNER TO BE HIGHLIGHTED.



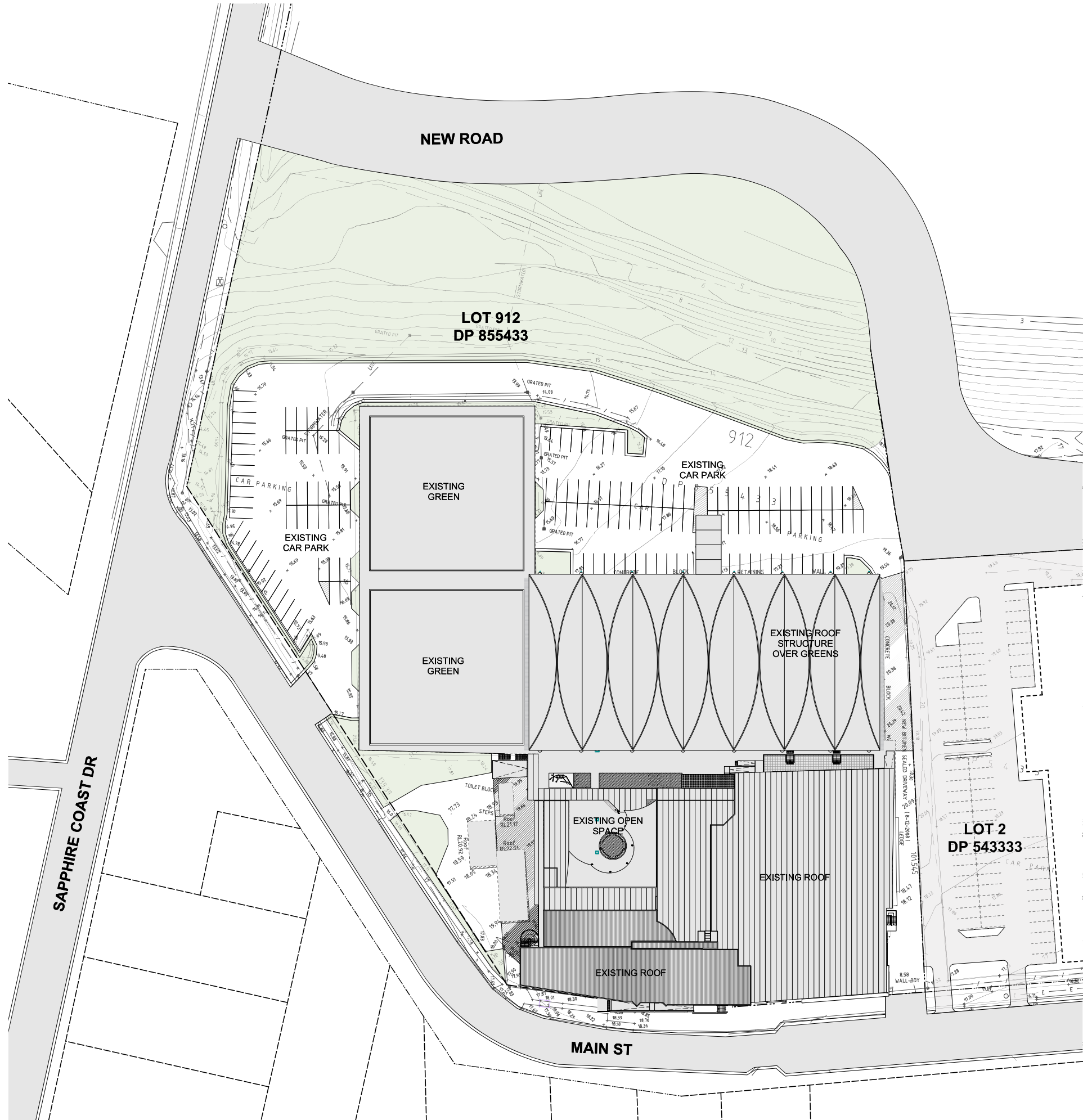
NECESSITY OF ACTIVE STREET FRONTAGE



POTENTIAL OCEAN VIEWS AS A FEATURE OF THE HOTEL

01 EXISTING SITE PLAN

scale 1:500



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alterations_OPT 2
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Drawing title

EXISTING SITE PLAN

Scale at A1 1:500

Scale at A3 1:1000

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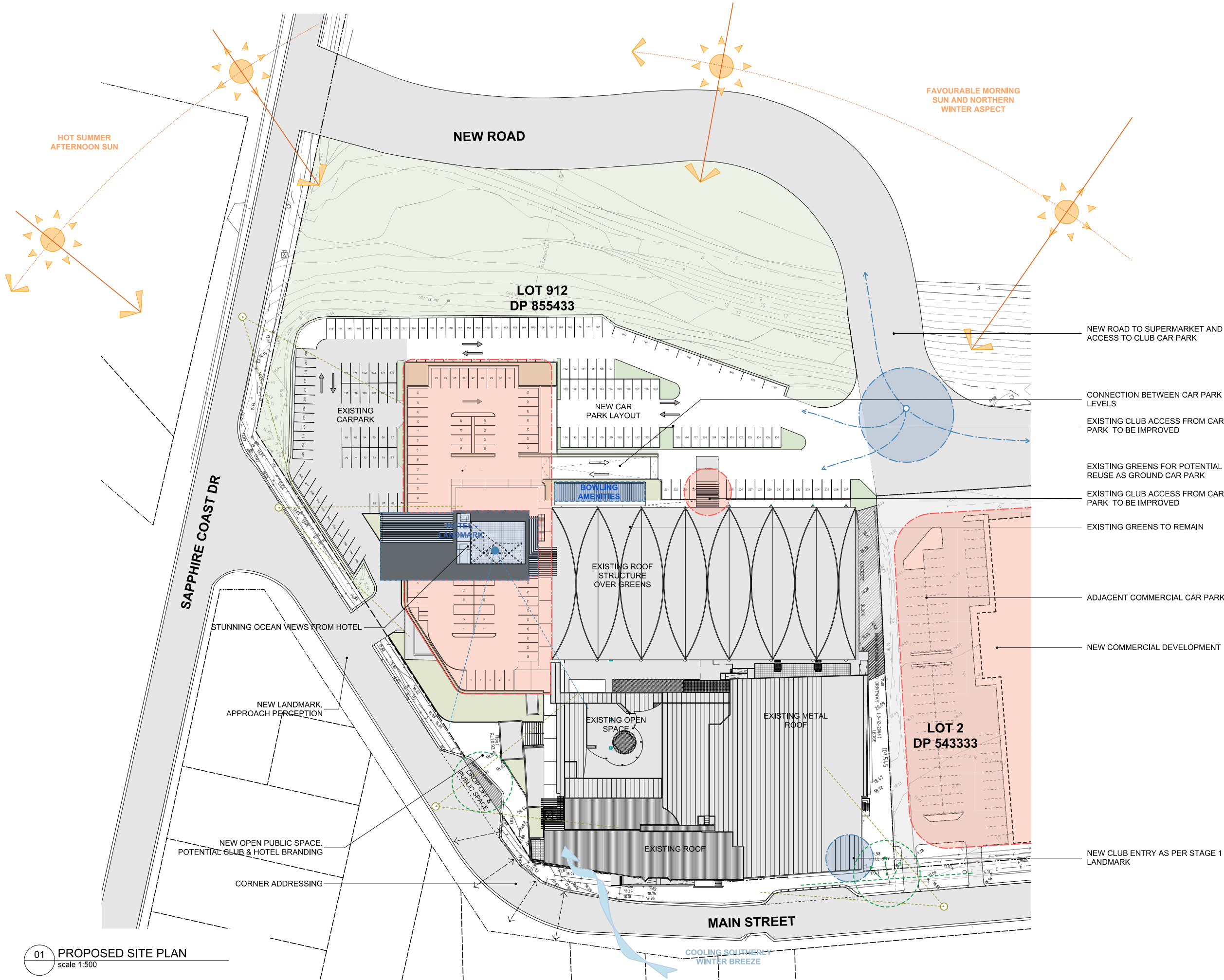
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01 PROPOSED SITE PLAN
scale 1:500

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Drawing title

PROPOSED SITE PLAN & SITE
ANALYSIS

Scale at A1 1:500
Scale at A3 1:1000

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Drawing Number

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PRELIMINARY

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SAPPHIRE COAST DR

EXISTING
CAR PARK

EXISTING
CAR PARK

MAIN STREET

01 EXISTING LOWER GROUND FLOOR PLAN
scale 1:300

CHILD CARE RELOCATION
AS PER STAGE 1

NEW CLUB ENTRY
AS PER STAGE 1

NEW EGRESS
AS PER STAGE 1

Notes

--- DEMOLITION

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alterations_OPT 2
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Drawing title

**EXISTING LOWER GROUND
FLOOR PLAN**

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17-0435 DA-A-049 B

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SAPPHIRE COAST DR

EXISTING CAR PARK

MAIN STREET

GREEN 4
RL. 19,770

GREEN 3
RL. 19,770

GREEN 2
RL. 19,770

GREEN 1
RL. 19,770

RL. 20,000

RL. 19,990

RL. 19,950

RL. 20,070

RL. 20,100

RL. 21,050

RL. 20,105

RL. 21,090

NEW CLUB ENTRY
AS PER STAGE 1

01 EXISTING GROUND FLOOR PLAN
scale 1:300

Notes

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Drawing title

EXISTING GROUND FLOOR PLAN

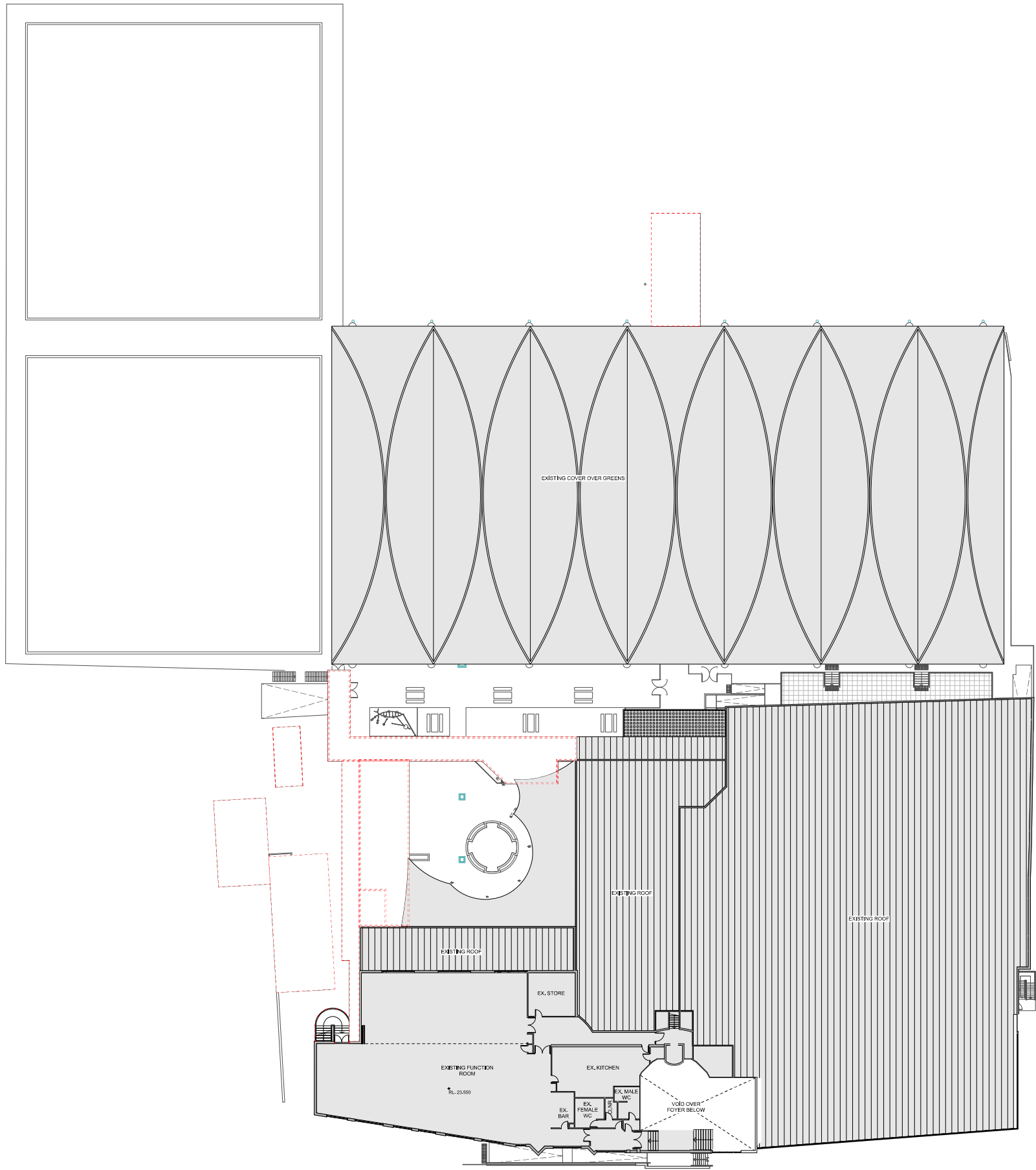
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01 EXISTING LEVEL 1 PLAN
scale 1:300

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alterations_OPT 2
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Drawing title
EXISTING LEVEL 1 PLAN

Scale at A1 1:500
Scale at A3 1:1000
0m 5 10 20 40

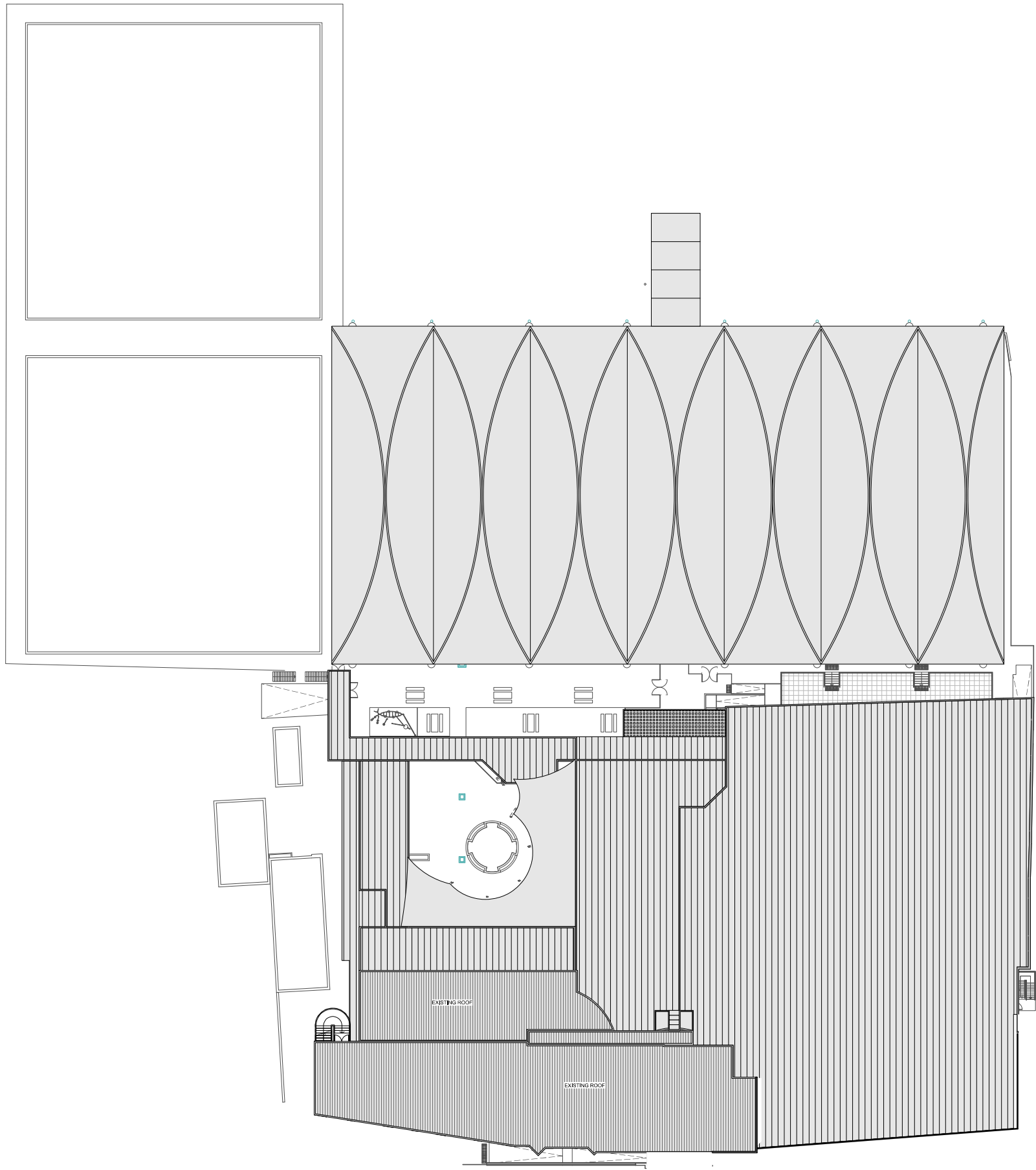
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01 EXISTING ROOF PLAN
scale 1:300

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**Merimbula - Club Sapphire
Proposed Hotel & Club
alterations_OPT 2
LOT 912, DP 855433**

Drawing title
EXISTING ROOF PLAN

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17-0435 DA-A-052 B

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01 EXISTING SHADOW DIAGRAM - 21 JUNE - 9 AM
scale 1:NTS



02 EXISTING SHADOW DIAGRAM - 21 JUNE - 12 PM
scale 1:NTS



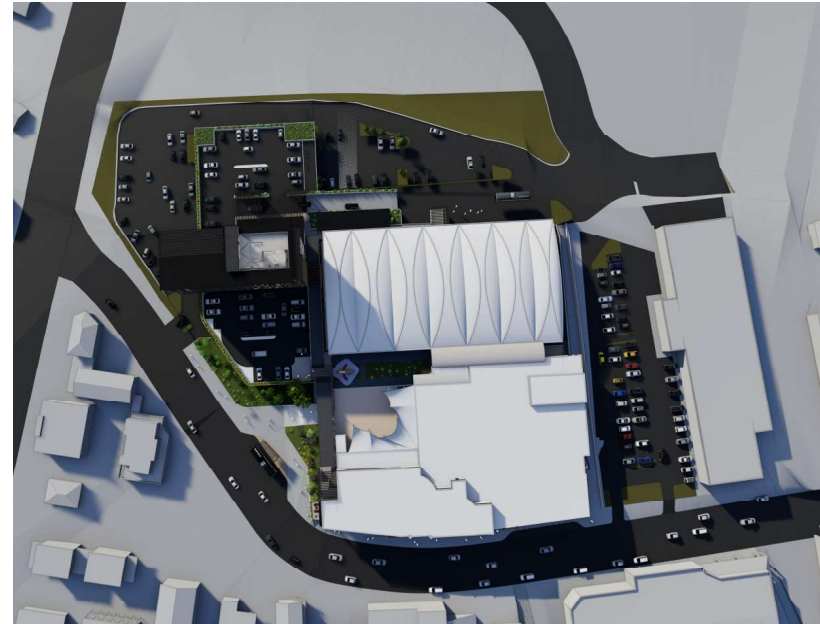
03 EXISTING SHADOW DIAGRAM - 21 JUNE - 3 PM
scale 1:NTS



04 PROPOSED SHADOW DIAGRAM - 21 JUNE - 9 AM
scale 1:NTS



05 PROPOSED SHADOW DIAGRAM - 21 JUNE - 12 PM
scale 1:NTS



06 PROPOSED SHADOW DIAGRAM - 21 JUNE - 3 PM
scale 1:NTS



N

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alterations, OPT 2
LOT 912, DP 855433

Drawing title

SHADOW DIAGRAM

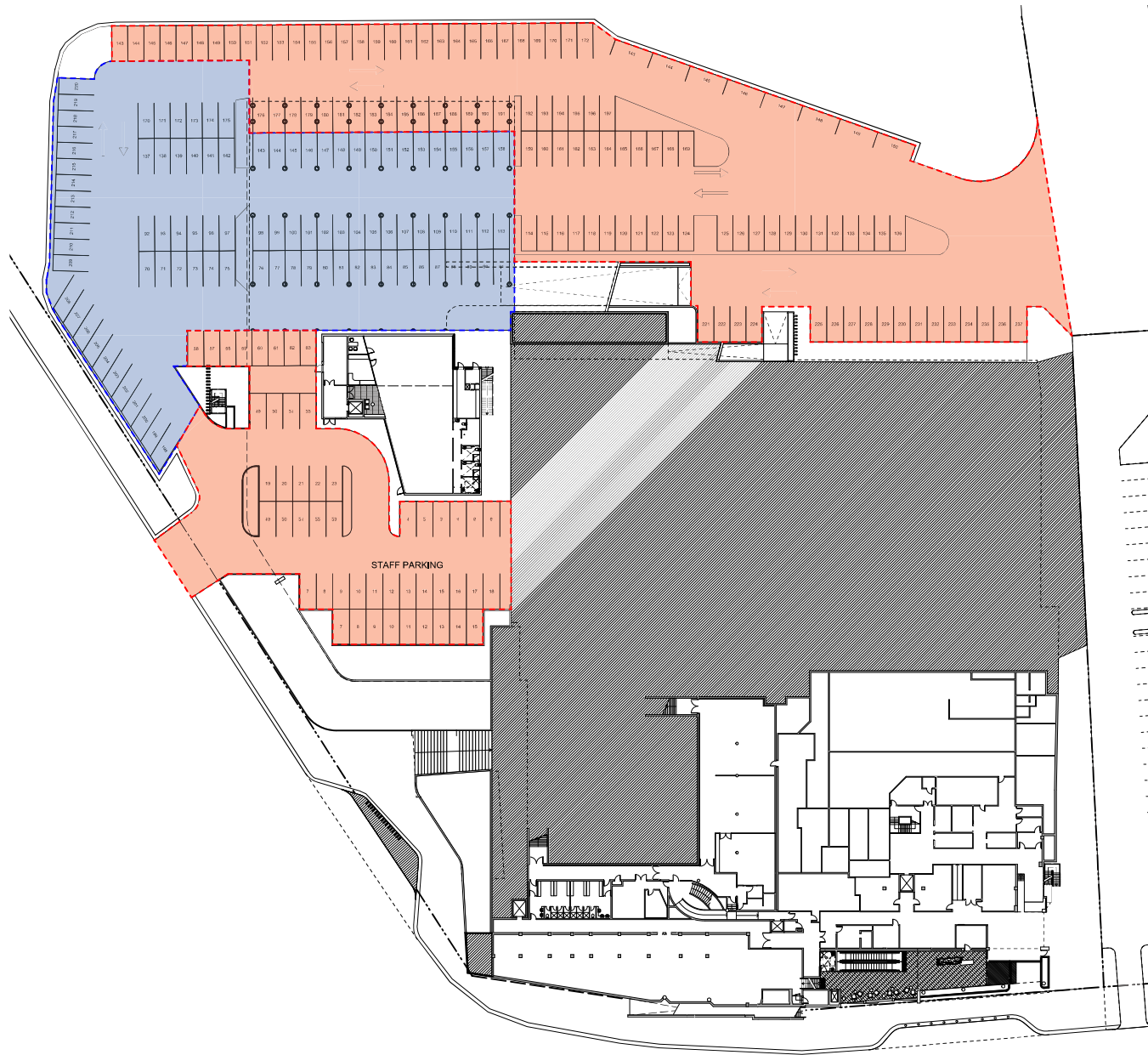
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Project Number	Drawing Number	Rev

17-0435 DA-A-070 A

PRELIMINARY

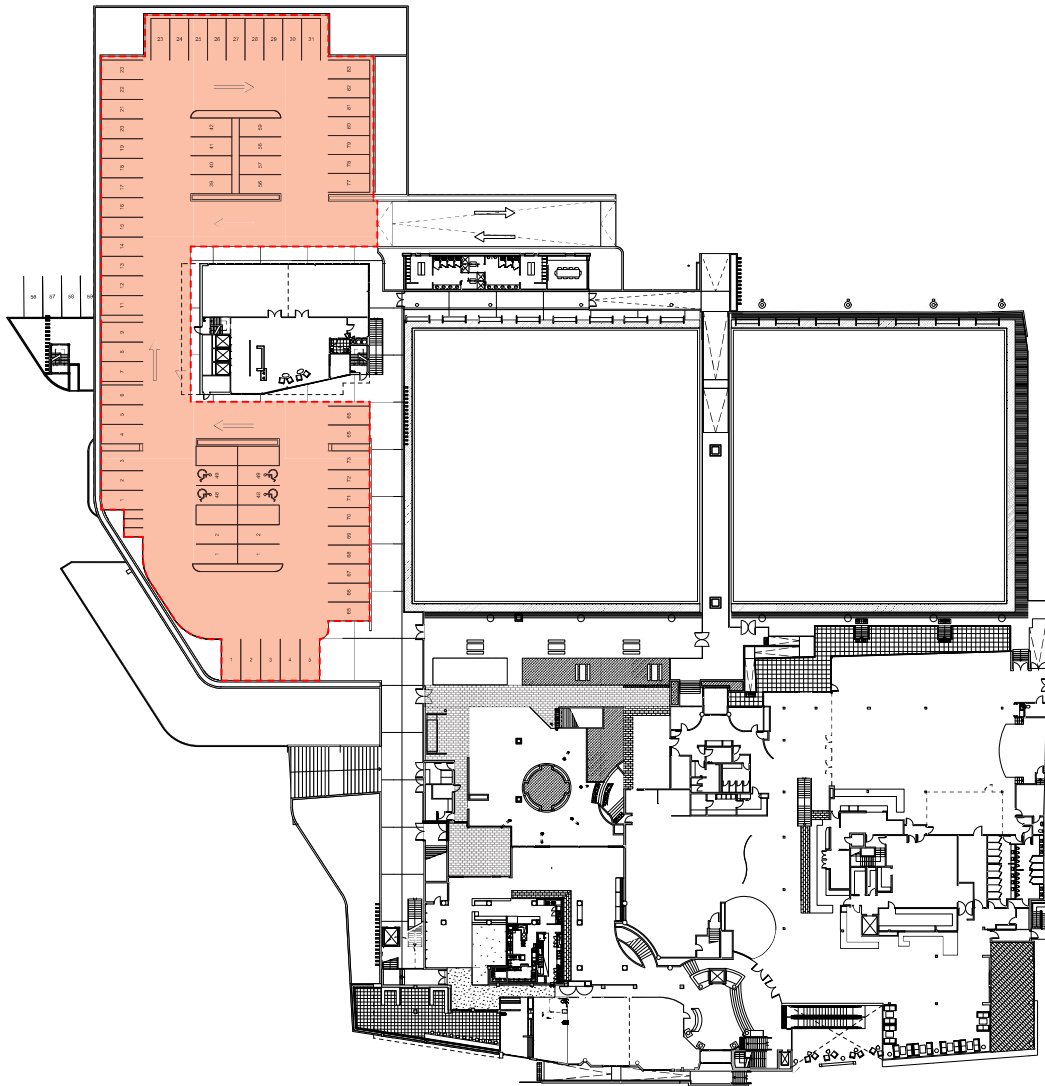
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01 PROPOSED LOWER GROUND FLOOR PLAN
scale 1:500

	REQUIRED
CLUB	390
HOTEL	120
CREDITS	-212
TOTAL	298 spaces

03 REQUIRED CAR PARK SPACES
scale 1:NTS



02 PROPOSED GROUND FLOOR PLAN
scale 1:500

	LOWER GROUND	GROUND FLOOR	TOTAL
EXISTING	95	-	95
PROPOSED	156	66 + 4 accessible	222 + 4 accessible
TOTAL	251	70	317 spaces 4 accessible

04 PROVIDED CAR PARK SPACES
scale 1:NTS

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Drawing title

CAR PARK DETAILS

Scale at A1 1:500
Scale at A3 1:1000
0m 5 10 20 40

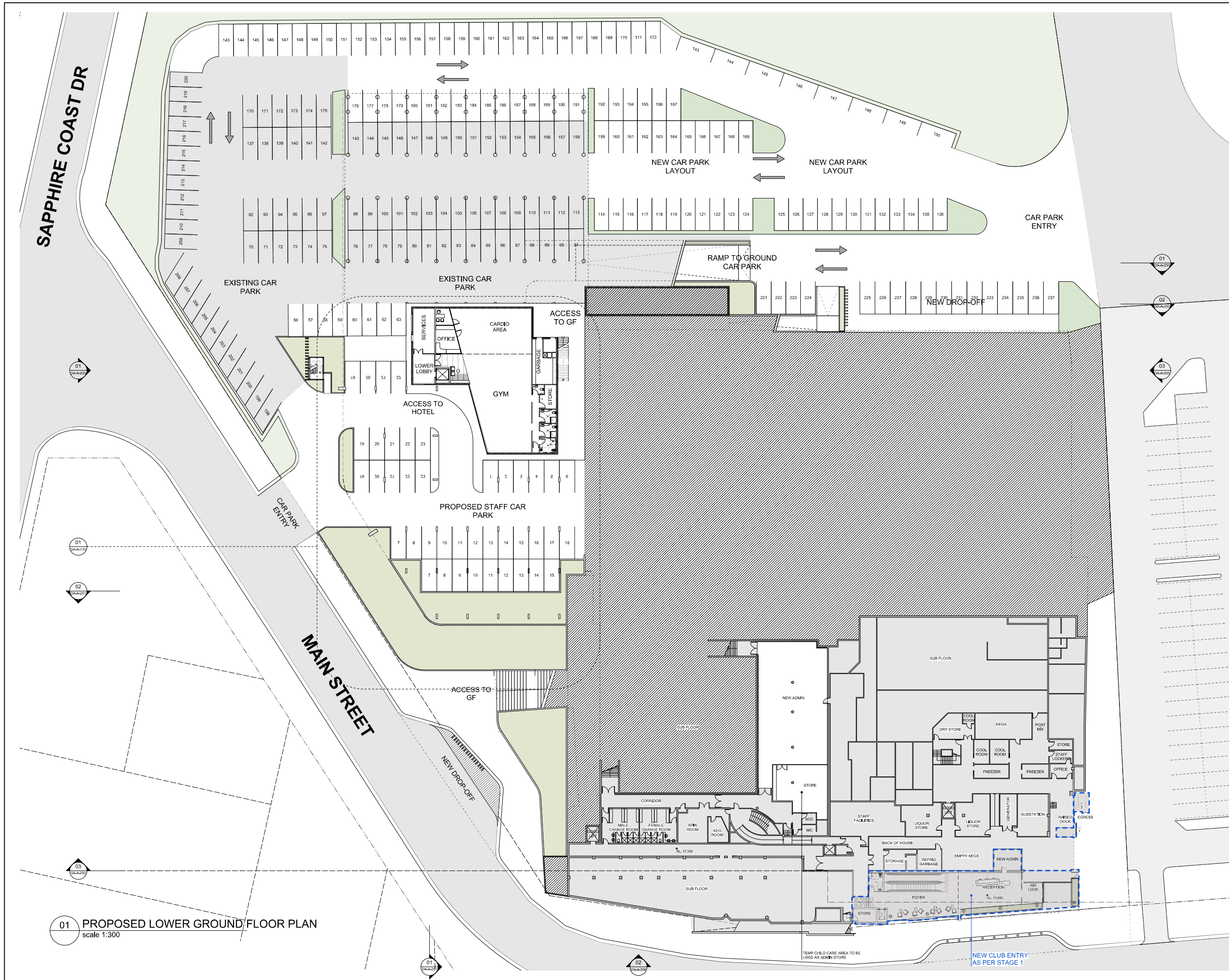
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Drawing title
**PROPOSED LOWER GROUND
FLOOR PLAN**

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17-0435 DA-A-099 B

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SAPPHIRE COAST DR

MAIN STREET



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**PROPOSED GROUND FLOOR
PLAN**

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17-0435 DA-A-100 B

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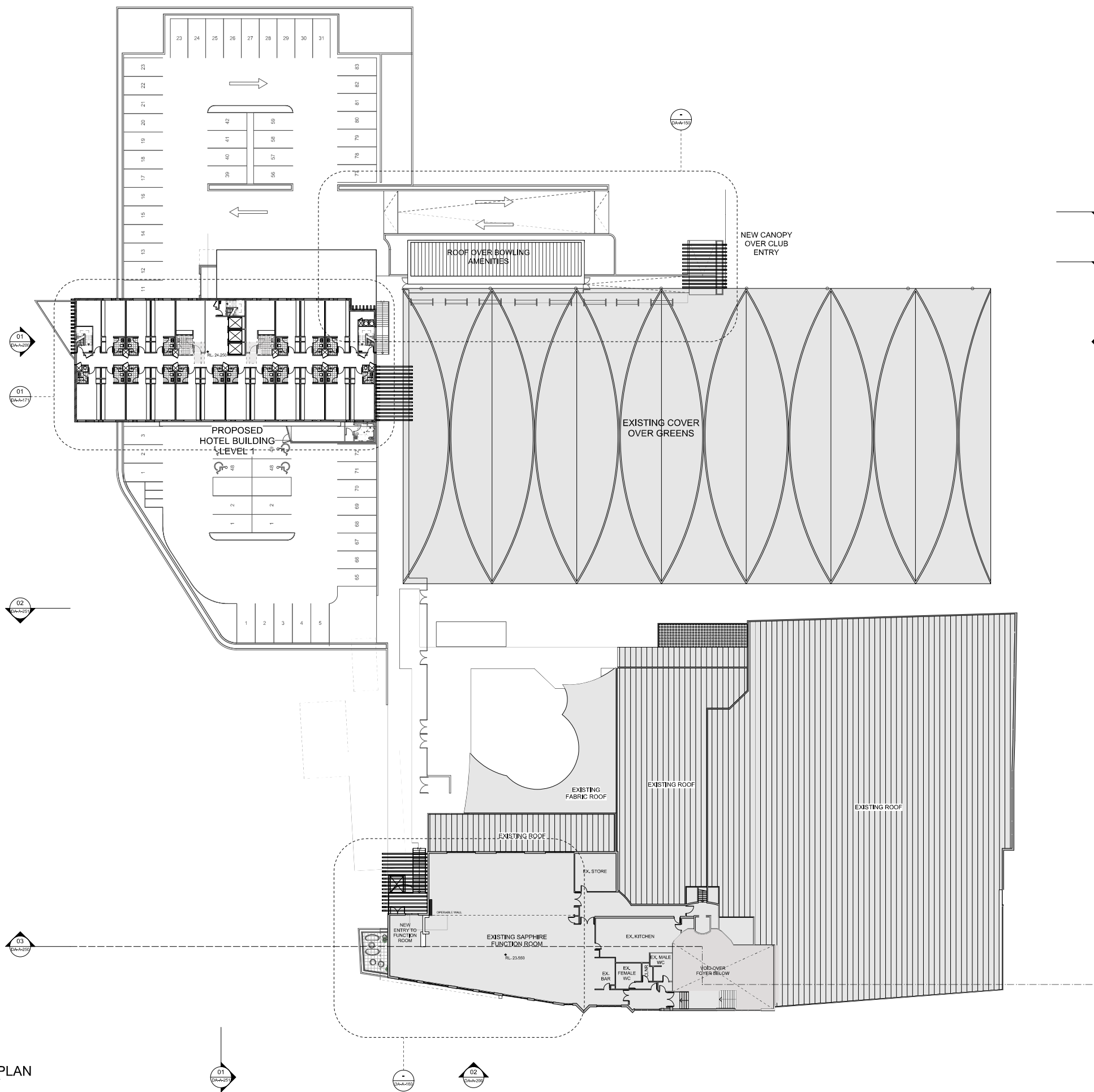
01 PROPOSED GROUND FLOOR PLAN
scale 1:300



N

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01 PROPOSED HOTEL - LEVEL 1 PLAN
scale 1:300

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Registered Architect - 2384
Tim Zuber

Project

**Merimbula - Club Sapphire
Proposed Hotel & Club
alterations_OPT 2
LOT 912, DP 855433**

Drawing title

PROPOSED LEVEL 1 PLAN

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17-0435 DA-A-101 B

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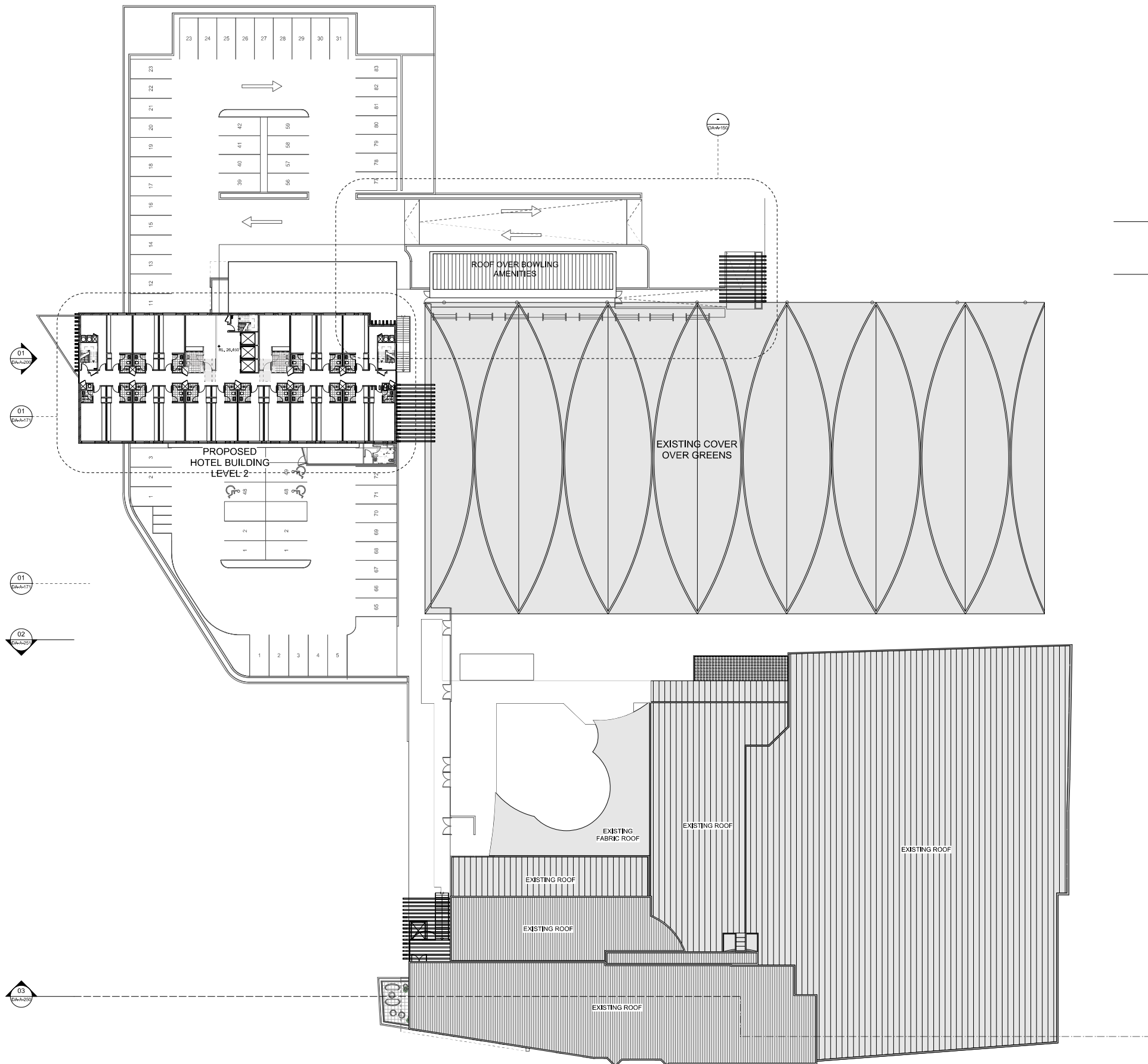


N

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01 PROPOSED CLUB ROOF PLAN - HOTEL LEVEL 2
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Drawing title

PROPOSED CLUB ROOF PLAN

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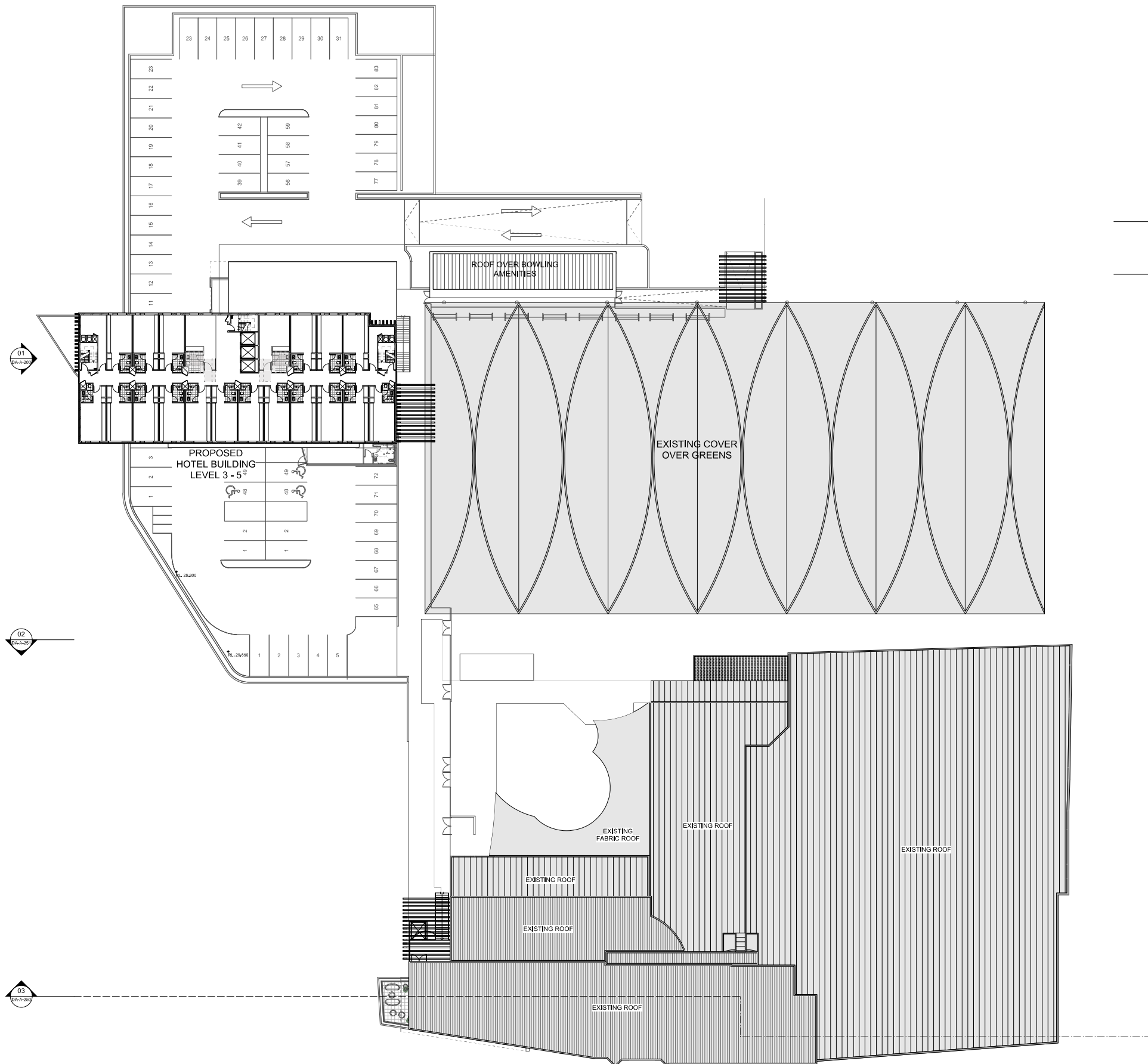


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01 PROPOSED HOTEL LEVELS 3,4,5
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PROPOSED HOTEL LOWER
ROOF PLAN

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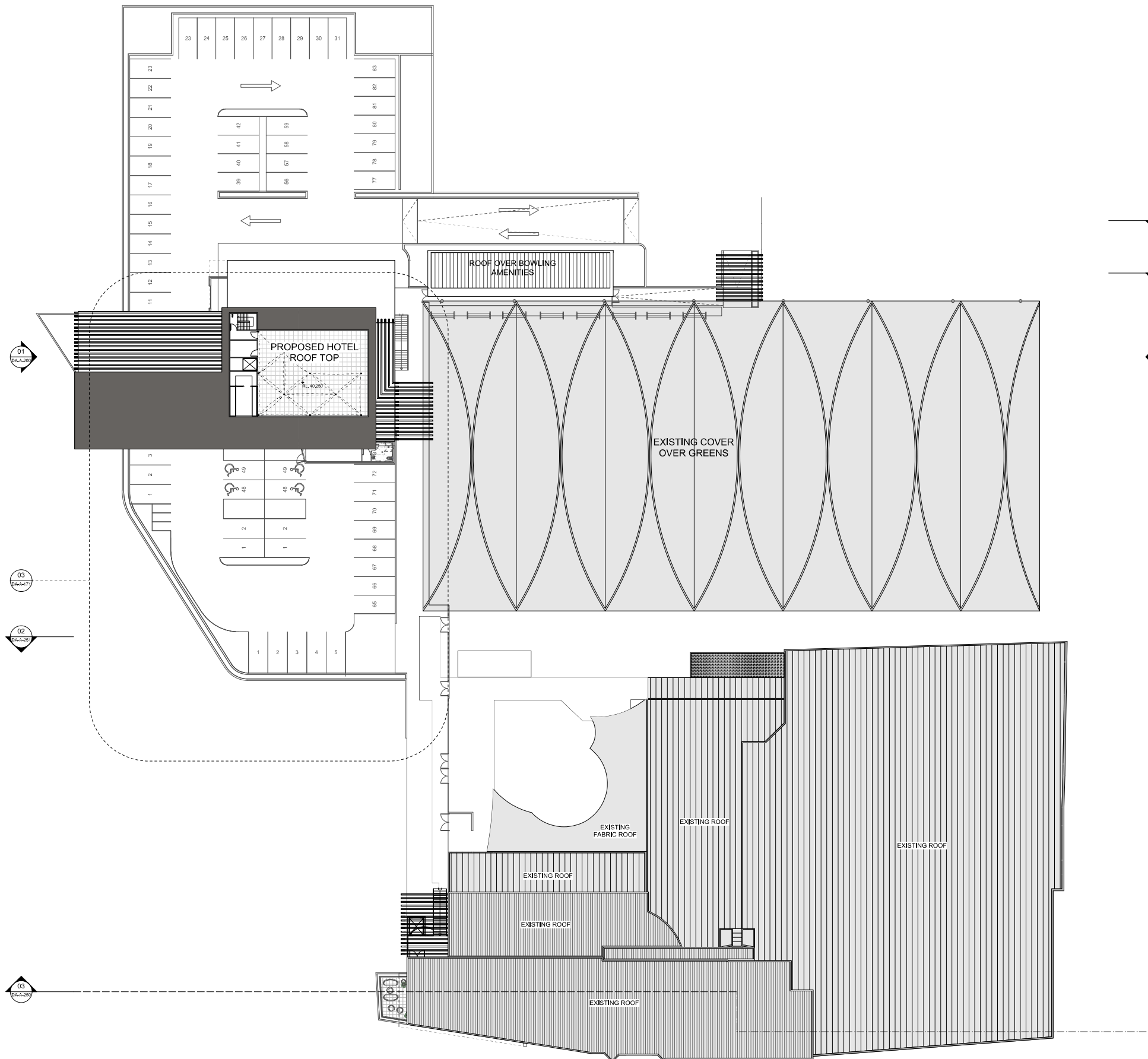


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01 PROPOSED HOTEL ROOF TOP PLAN
scale 1:300

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Drawing title

PROPOSED HOTEL ROOF TOP
PLAN

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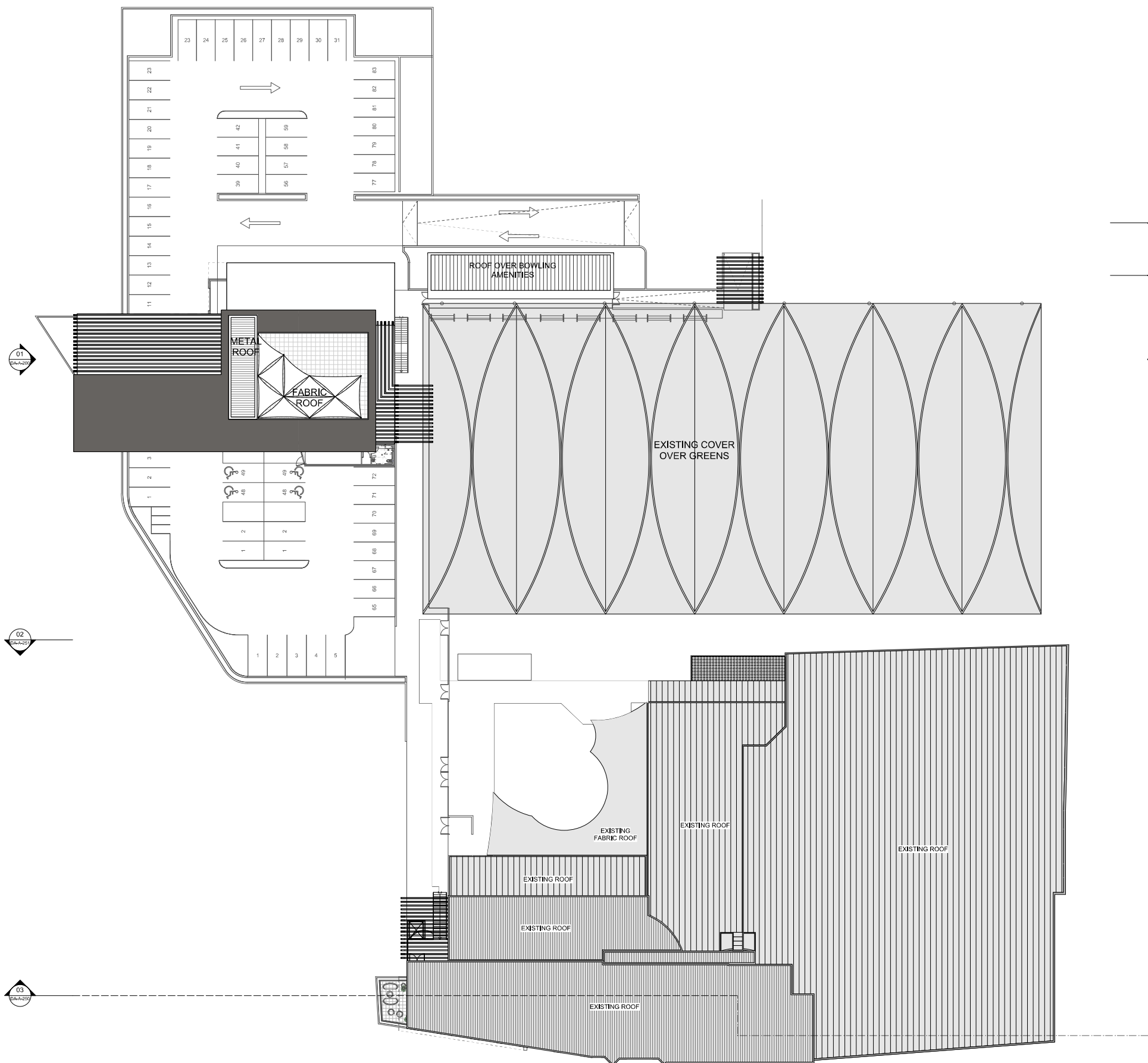


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01 PROPOSED HOTEL UPPER ROOF PLAN
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Drawing title

PROPOSED HOTEL UPPER ROOF
PLAN

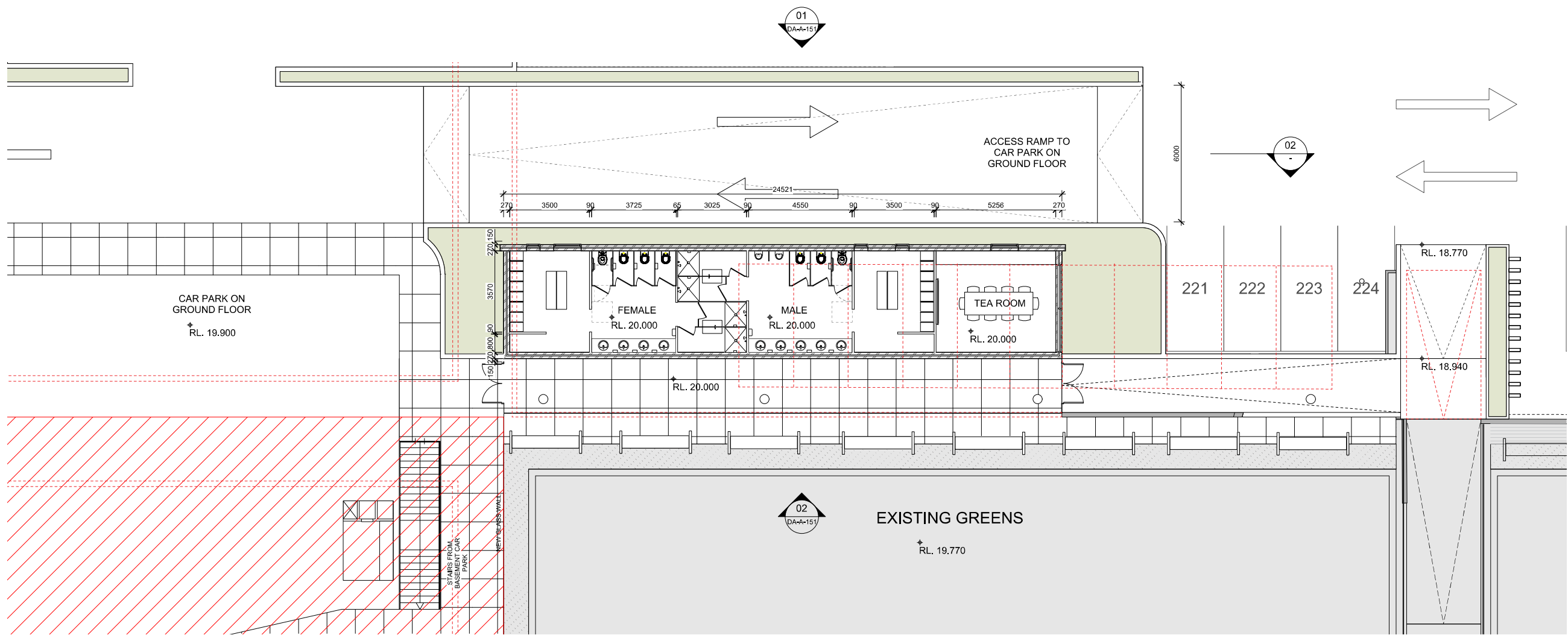
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01 PROPOSED GROUND FLOOR PLAN
scale 1:100



02 PROPOSED SECTION
scale 1:100

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LOT 912, DP 855433

Drawing title

BOWLING AMENITIES - DETAIL

Scale at A1 1:100

Scale at A3 1:200

Figured dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings.

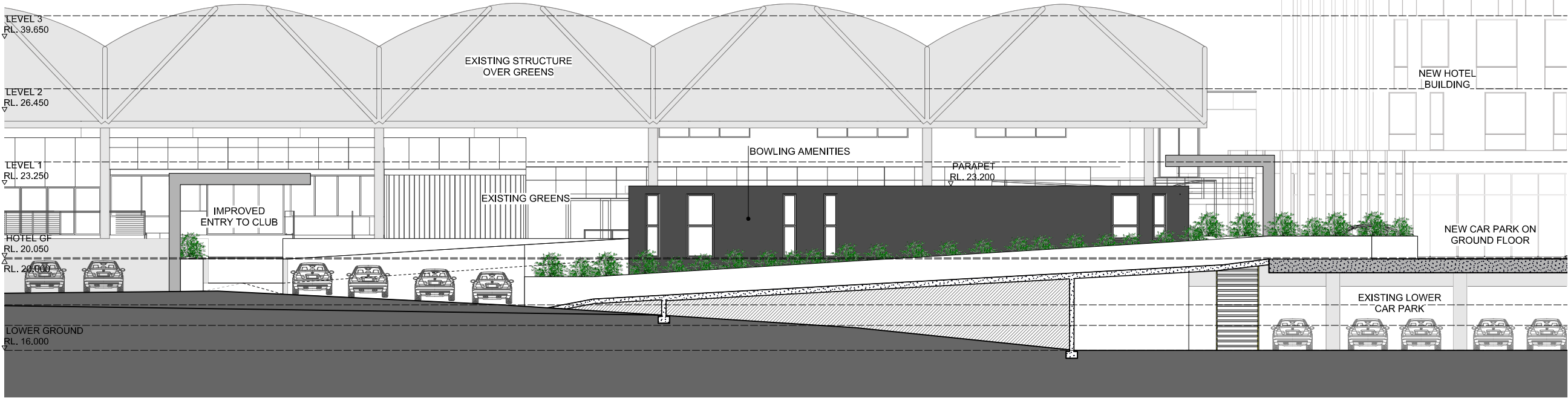
Drawn By DC Checked By PH No Sheets

Project Number Drawing Number Rev

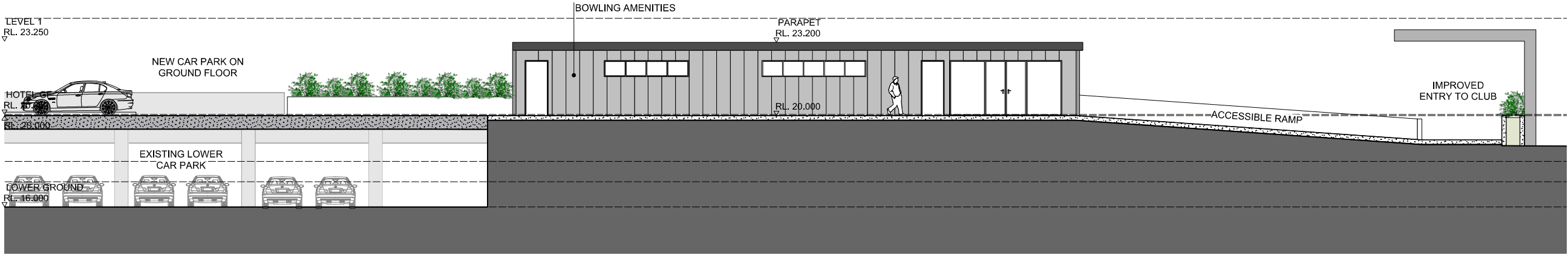
17-0435 DA-A-150 B

PRELIMINARY

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01 PROPOSED ELEVATION NORTH
scale 1:100



02 PROPOSED ELEVATION SOUTH
scale 1:100



03 PROPOSED VIEW
scale 1:NTS

Notes
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**Merimbula - Club Sapphire
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LOT 912, DP 855433**

Drawing title
BOWLING AMENITIES - DETAIL 2

Scale at A1 1:100
Scale at A3 1:200
0m 1 2.5 5 8

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No Sheets
Project Number
Drawing Number
Rev

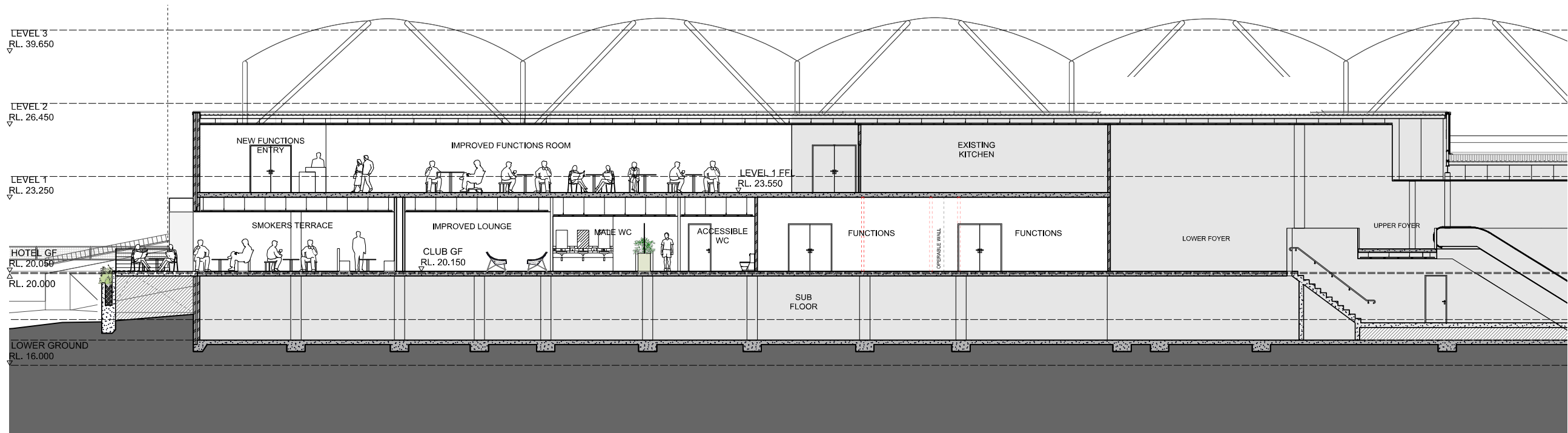
17-0435 DA-A-151 B

PRELIMINARY

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01 PROPOSED GROUND-FLOOR PLAN
scale 1:100



02 PROPOSED SECTION
scale 1:100

Notes			
---	DEMOLITION		
---	EXISTING TO REMAIN		
---	PROPOSED		
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alterations, OPT 2
LOT 912, DP 855433**

Drawing title
CLUB ALTERATIONS - DETAIL

Scale at A1 1:100
Scale at A3 1:200
0m 1 2 3 4 5 6

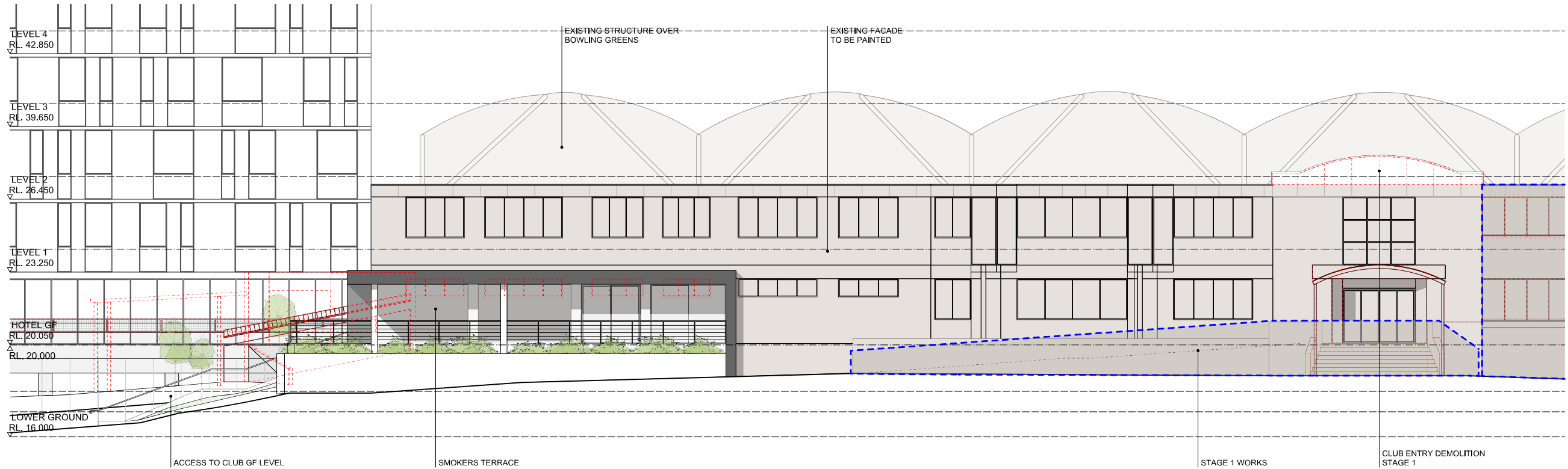
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17-0435 DA-A-160 B

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01 PROPOSED ELEVATION SOUTH
scale 1:100



02 PROPOSED VIEW
scale 1:NTS

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Proposed Hotel & Club
alterations_OPT 2
LOT 912, DP 855433**

Drawing title
CLUB ALTERATIONS - DETAIL 2

Scale at A1 1:100
Scale at A3 1:200
0m 1 2 5 8
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PH

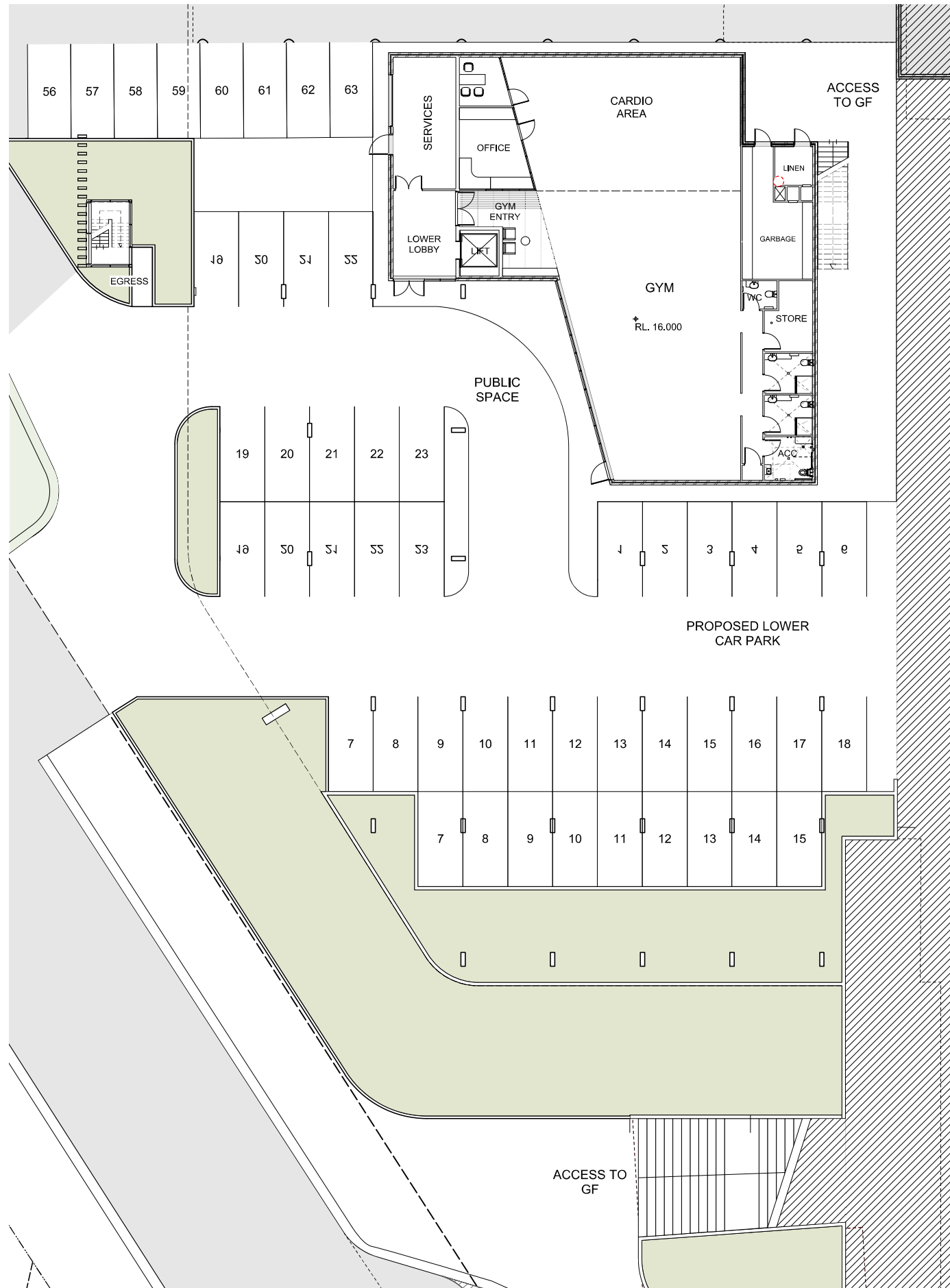
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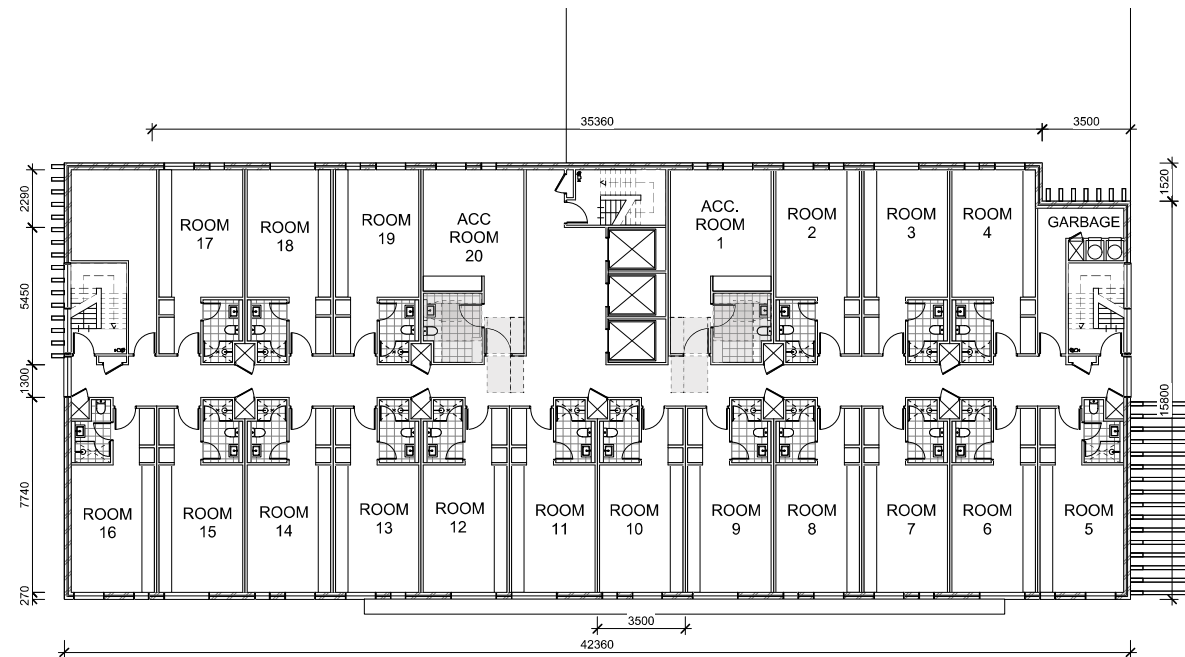
Project Number
Drawing Number
Rev

17-0435 DA-A-161 B

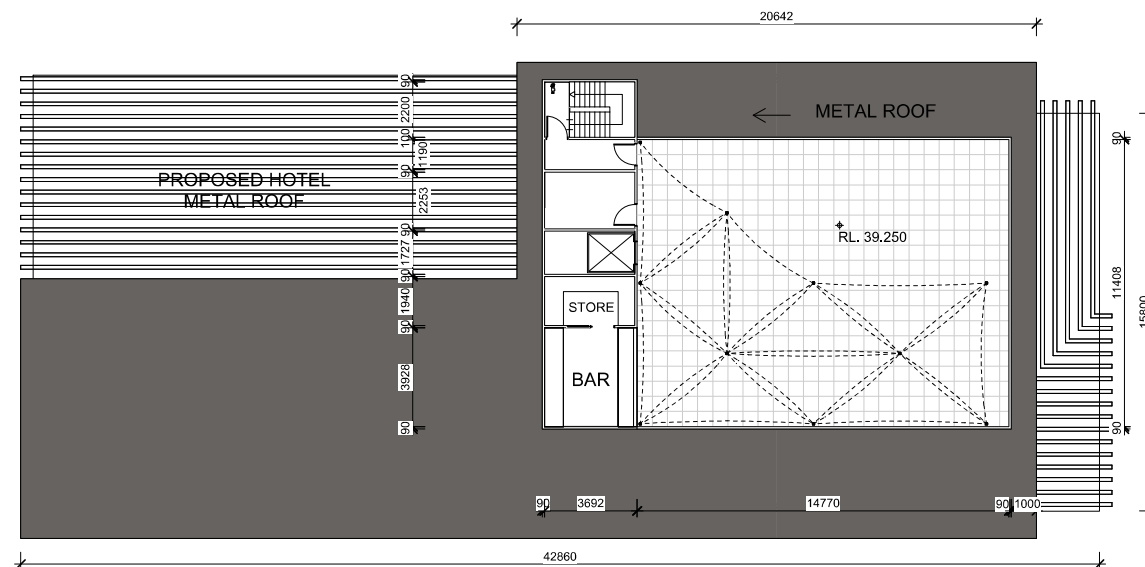
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01 PROPOSED TYPICAL PLAN (LEVEL 1-5)
scale 1:150



02 PROPOSED ROOF TOP PLAN
scale 1:150

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alterations_OPT 2
LOT 912, DP 855433**

Drawing title
HOTEL - DETAIL 2

Scale at A1 1:150
Scale at A3 1:300
0m 1 2.5 5 10 12

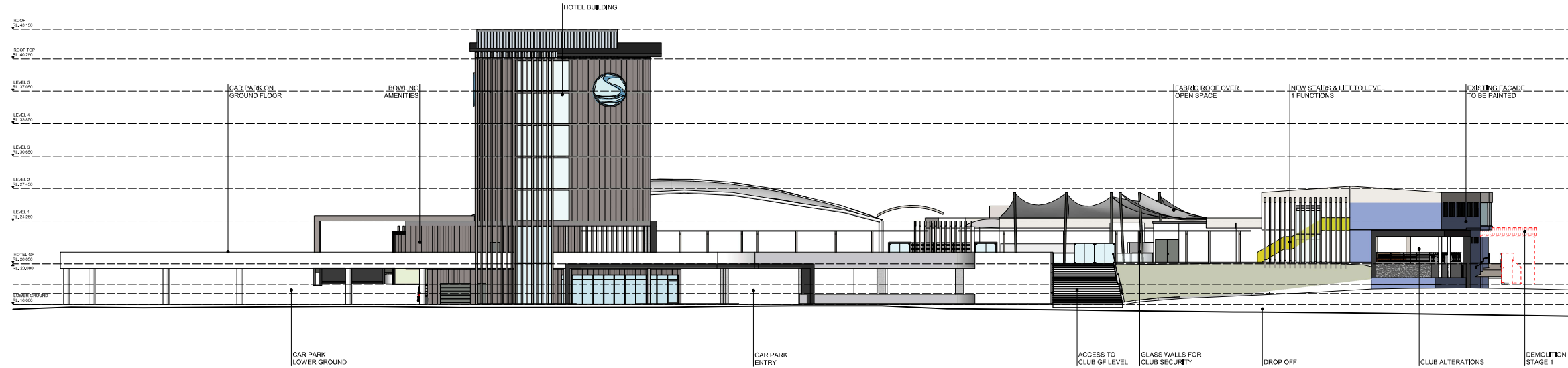
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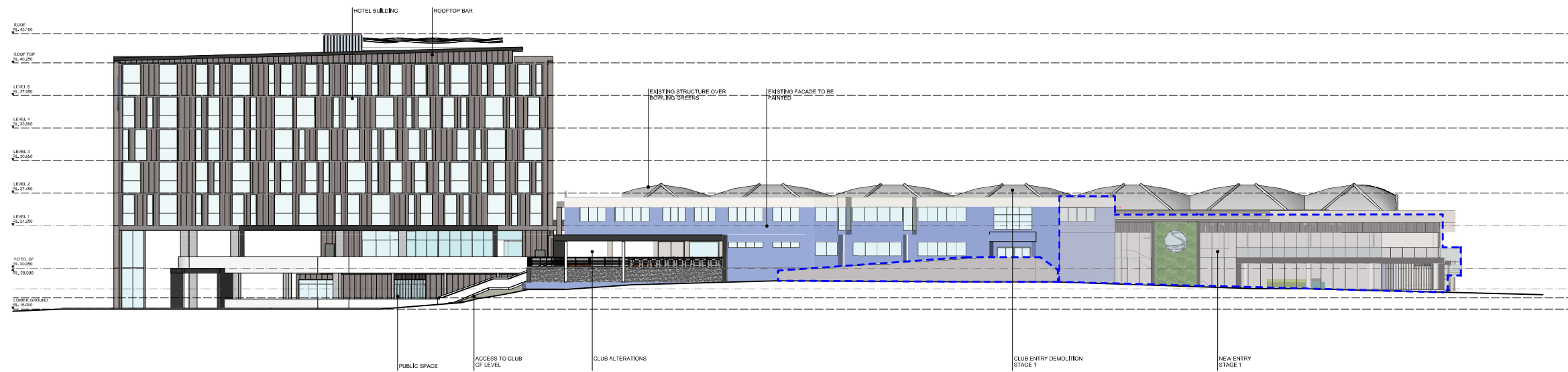
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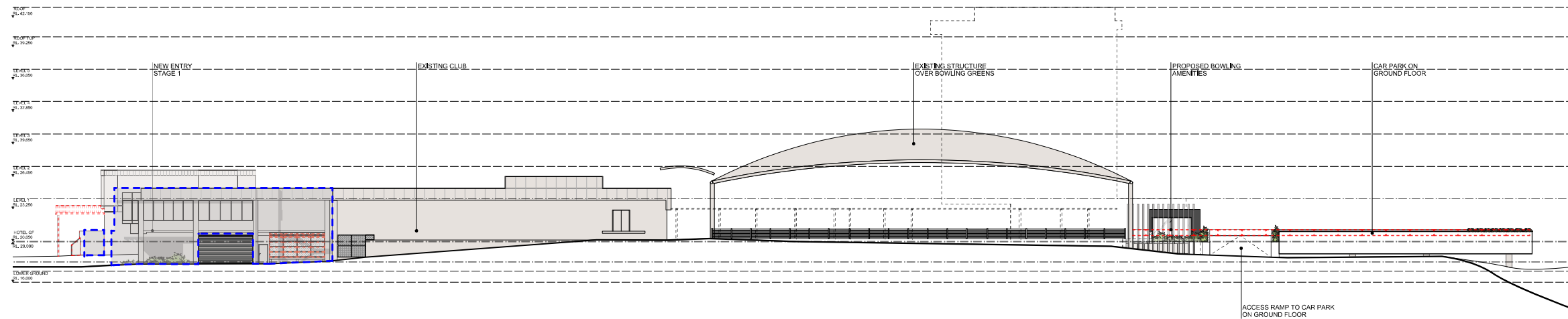
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01 PROPOSED WEST ELEVATION
scale 1:250



02 PROPOSED SOUTH ELEVATION
scale 1:250



03 PROPOSED EAST ELEVATION
scale 1:250

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--- DEMOLITION

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Drawing title

PROPOSED ELEVATIONS

Scale at A1 1:250

Scale at A3 1:500

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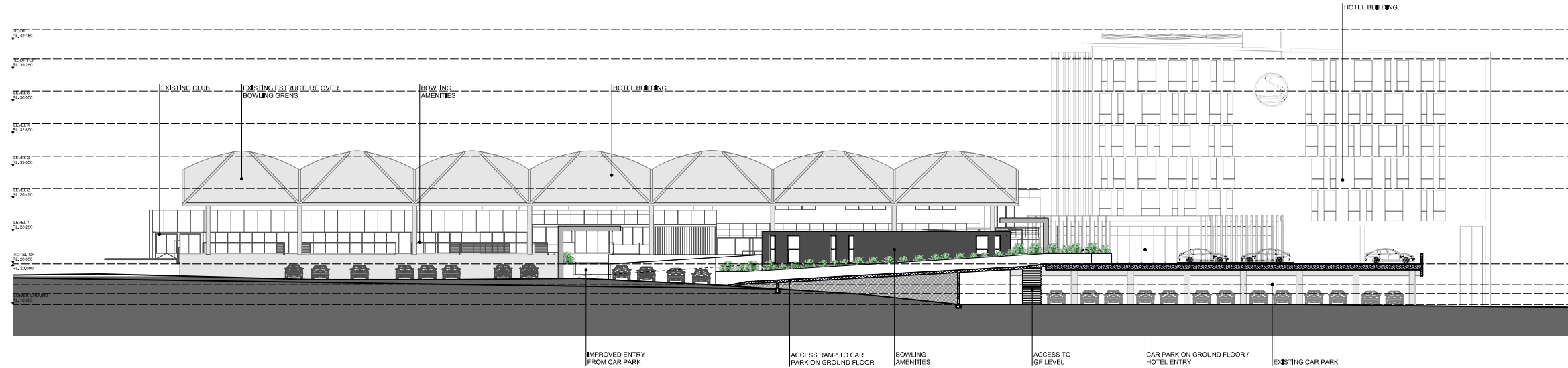
Drawing Number

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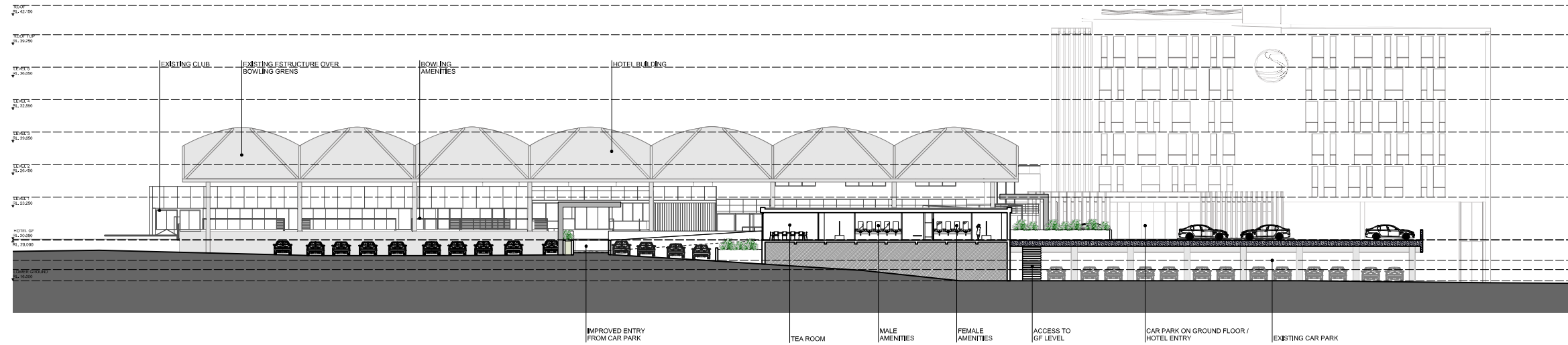
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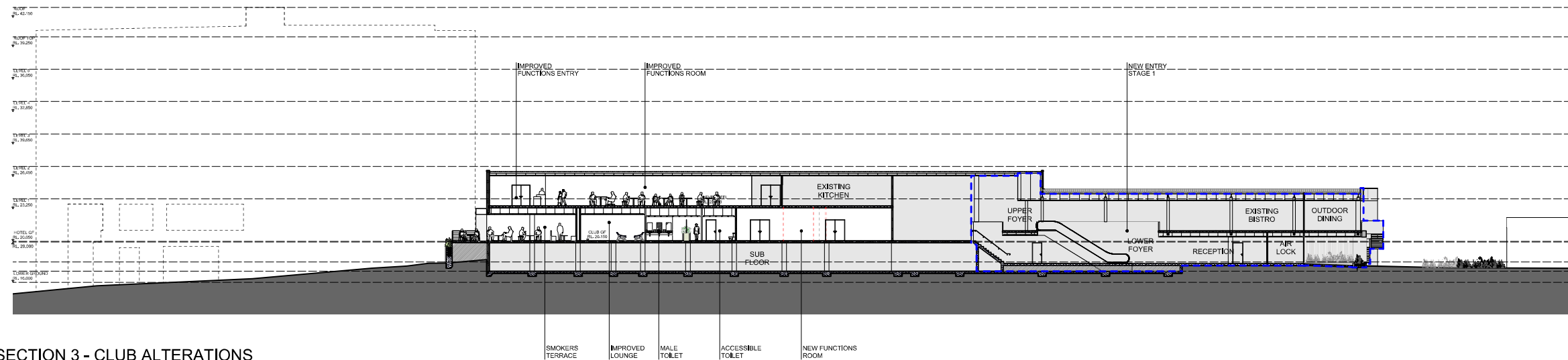
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01 SECTION 1 - CAR PARK ON GROUND FLOOR
scale 1:250



02 SECTION 2 - BOWLING AMENITIES
scale 1:250



03 SECTION 3 - CLUB ALTERATIONS
scale 1:250

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alterations, OPT 2

LOT 912, DP 855433

Drawing title

PROPOSED SECTIONS 1 - CLUB

Scale at A1 1:250

Scale at A3 1:500

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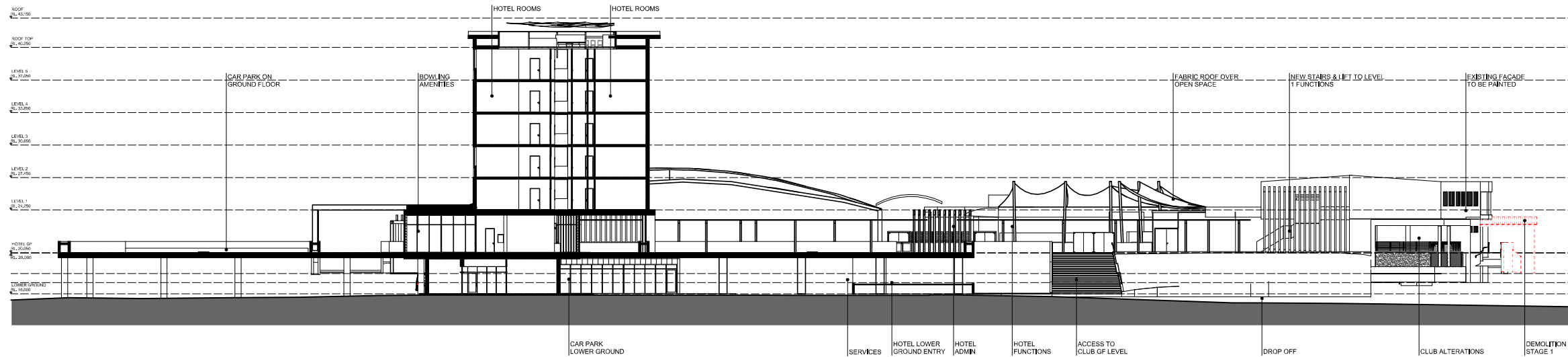
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01 SECTION 4 - HOTEL
scale 1:250



02 SECTION 2 - BOWLING AMENITIES
scale 1:250



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LOT 912, DP 855433**

Drawing title
PROPOSED SECTIONS 2 - HOTEL

Scale at A1 1:250
Scale at A3 1:500
0m 1 2.5 5 10 20

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Project Number	Drawing Number	Rev

17-0435 DA-A-251 B

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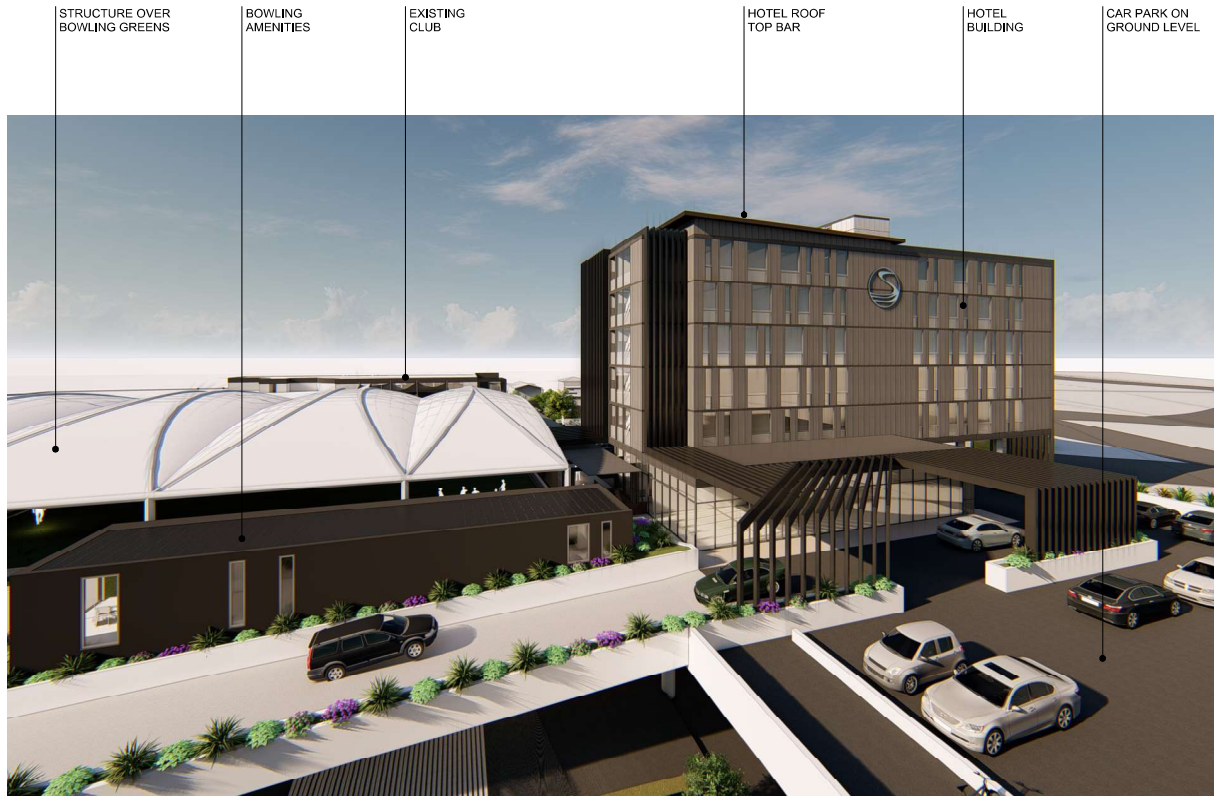
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01 VIEW FROM GF PUBLIC SPACE
scale 1:NTS



03 HOTEL ENTRY
scale 1:NTS



02 HOTEL & CLUB OVERVIEW
scale 1:NTS



04 VIEW FROM MAIN ST
scale 1:NTS

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Drawing title

PERSPECTIVE VIEWS

Scale at A1 1:250
Scale at A3 1:500



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