

Joint Regional Planning Panel (Southern Region) – 27 September 2011

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| JRPP No | 2011STH013 |
| DA Number | RA11/1001 |
| Local Government Area | Shoalhaven City Council |
| Proposed Development: | Fifteen (15) Tourist Cabins, Manager's Residence and Office |
| Street Address | Lot 7 DP 9075 Sec 3, 196 River Road, Sussex Inlet |
| Applicant / Owner | Xiaoping Sang |
| Number of Submissions | Nil |
| Recommendation | Approval with Conditions |
| Report By | Stephen McDiarmid, Senior Development Planner |

ASSESSMENT REPORT AND RECOMMENDATION

EXECUTIVE SUMMARY

Reason for Consideration by Joint Regional Planning Panel

The submitted development application (DA) has been referred to the Joint Regional Planning Panel (JRPP) pursuant to the State Environmental Planning Policy (Major Development) 2005 as the development will provide additional tourist accommodation for 10 persons or more on a parcel of land that is in a sensitive coastal location outside of the metropolitan coastal zone.

Proposal

The DA seeks approval for tourist accommodation comprising:

- Construction of eleven (11) x three (3) bedroom tourist cabins;
- Construction of four (4) x two (2) bedroom tourist cabins, two (2) of which will be disabled accessible;
- Provision of common facilities in the form of a barbeque area;
- Construction of a manager's residence;
- Construction of a manager's administrative office; and
- Provision of ancillary parking for thirty-seven (37) vehicles, inclusive of five (5) boats/trailers spaces and eleven (11) stacked vehicle spaces.

Permissibility

The site is zoned 2(d) (Residential “D” Zone) pursuant to the Shoalhaven Local Environmental Plan 1985 (SLEP 1985). The proposal is a permissible land use within the zone with development consent.

Consultation

The application was notified in accordance with Council’s Community Consultation Policy. **No submissions were received by Council during the notification period.**

Recommendation

- # **It is recommended that RA11/1001 (JRPP Reference No. 2011STH013) be approved subject to the conditions contained in Attachment A.**

ASSESSMENT REPORT

1. Background

The following provides details on pre-lodgement discussions, post lodgement actions and general site history:

- a) **Pre-lodgement:** A pre-lodgement meeting (i.e. Development Advisory Unit (DAU) meeting) was held with Council staff on 16 December 2009.
- b) **Post lodgement:** The current application was lodged on 19 May 2011. Council officers, during the assessment of the application, have requested additional information on two occasions. The first request was on 1 June 2011 which advised of DA payment issues and the second request was on 12 September 2011 to advise of flooding and associated habitable room floor level issues. A meeting was subsequently had at Council on 13 September 2011 to discuss the second issue. The first issue was resolved by the applicant on 1 June 2011. The second issue was resolved by the applicant on 14 September 2011.
- c) **Site History:** A review of Council’s computer records and files indicate that three (3) previous development applications have been lodged on the subject site. A summary of each application is provided below:
 - DA94/1147 – Existing caravan park on No.200 River Road, extending onto No.196, which proposed an additional “*9 long term sites, 16 short term sites, 11 tourist van sites, 3 park vans and an amenities block*”. Approved on 15 April 1994;
 - DA96/3445 - Tourist Accommodation which proposed “*20 holiday cabins, communal building comprised of games room, hall & dining, a gazebo/barbeque*”.

area, associated car parking, landscaping and siteworks.” Approved on 28 November 1996; and

- DA08/1650 – *“Removal of 21 trees, over 2 properties* (No.196 River Road and 6 Nielson Lane), *due to decay and safety concerns”* as well as clearing for future development. Approved on 16 December 2008.

2. Subject Site and Surrounds

The subject site:

- Is described as Lot 7 DP 9075, Section 3, 196 River Road, Sussex Inlet;
- Is located approximately 400 metres north-east of the Sussex Inlet town centre;
- Is adjoined to the north by Crown land (Lot 7028 DP 1052695) zoned 6(a), to the west by five (5) residential units (4 Nielson Lane) and two (2) dwellings (6 Nielson Lane and 194 River Road), to the east by a caravan park with tourist cabins (200 River Road) and to the south by River Road to which the site has direct vehicular access;
- Is zoned 2(d) (Residential “D” Zone) under SLEP 1985;
- Has a total area of approximately 4,887.84 m²;
- Has a slight slope from north to south towards River Road;
- Is identified as flood prone land; and
- Is currently vacant apart from some existing established vegetation.

Refer to Attachment B for additional details on the site location.

3. Proposal

The submitted DA proposes the construction of a tourist accommodation facility comprising:

- Eleven (11) x three (3) bedroom tourist cabins. Each cabin is two storey in height with the ground floor providing car parking/non habitable space and the upper level containing a kitchen, living area, bathroom, bedrooms and deck area;
- Two (2) x two (2) bedroom tourist cabins. Each cabin is two storey in height with the ground floor providing car parking/non habitable space and the upper level containing a kitchen, living area, bathroom, bedrooms and deck area;
- Two (2) x two (2) bedroom tourist cabins. Each cabin is single storey and disabled accessible and provides a kitchen, living area, bathroom and deck area;
- Common facilities in the form of a barbeque area;
- Manager’s residence that is two storey, containing four (4) bedrooms, kitchen, living areas, two (2) bathrooms and deck area on the upper level and storeroom and car parking on the ground floor;
- Manager’s administrative office building with reception area, two offices, store room toilet/laundry and meeting/lunch room;

- Ancillary parking for thirty-seven (37) vehicles, inclusive of five (5) boats/trailers spaces and eleven (11) stacked vehicle spaces; and
- Associated landscaping and drainage works.

Each of the proposed buildings to be constructed in a combination of metal cladding, glazing, fibre cement sheeting and timber battens.

Refer to Attachment C for development application plans.

4. Community Consultation

In accordance with Council's Community Consultation Policy, the development application was notified as follows:

- Individual property owners within a 100m radius of the site were notified of the proposal (26 letters sent). The notification period was from 1 June 2011 to 1 July 2011 (30 days);
- The proposal was advertised in the local press on two occasions (South Coast Register on 1 June 2011 and 15 June 2011); and
- The application and supporting documentation were on display at Council's City Administrative Centre, Nowra as well as on Council's website.

No submissions were received by Council during the community consultation period.

5. Statutory Considerations

The following planning instruments and controls apply to the proposed development:

- i) State Environmental Planning Policy (Major Development) 2005;
- ii) State Environmental Planning Policy No.55 – Remediation of Land;
- iii) State Environmental Planning Policy No.71 – Coastal Protection;
- iv) State Environmental Planning Policy – Building Sustainability Index;
- v) Deemed State Environmental Planning Policy – Illawarra Regional Environmental Plan;
- vi) Shoalhaven Local Environmental Plan 1985 (as amended);
- vii) Draft Shoalhaven Local Environmental Plan 2009;
- viii) Development Control Plan No.18 – Car Parking;
- ix) Development Control Plan No.93 – Waste Minimisation and Management;
- x) Development Control Plan No. 106 – Floodplain Management; and
- xi) Shoalhaven Contributions Plan 2010

Additional information on the proposal's compliance with the above documents is detailed below in the following Section – 6 (Statement of Compliance/Assessment) of this report.

6. Statement of Compliance / Assessment

The following provides an assessment of the submitted application against the matters for consideration under Section S79C of the Environmental Planning and Assessment Act 1979 (EP&A Act).

(a) Any planning instrument, draft instrument, DCP and regulations that apply to the land:

i) State Environmental Planning Policy (Major Development) 2005 (SEPP 2005):

The provisions of SEPP 2005 apply to the proposed development. The clauses/matters contained in SEPP 2005 that have relevance to this application are overviewed below:

- a) Clause 13C: In accordance with the requirements of Clause 13C(a)(i), as the development site is located within a 'sensitive coastal location' outside the metropolitan coastal zone and will provide additional accommodation for 10 persons or more (i.e. each cabin has the capability to provide accommodation for 6 persons or 90 persons in total for the tourist component of the development), the submitted application is classified as 'regional development' with the determining authority for the application being the JRPP (Southern Region). The submitted application to be referred to the JRPP for determination in accordance with the applicable provisions of SEPP 2005.

Having regard for the above, the proposed development does not conflict with the applicable provisions of SEPP 2005.

ii) State Environmental Planning Policy No.55 – Remediation of Land (SEPP 55):

The provisions of SEPP 55 apply to this site. The clauses/matters as contained in SEPP 55 that have relevance to this application are overviewed below:

- a) Clause 7: Consideration has been given to whether the land on which the development is proposed is contaminated. In this regard, an initial evaluation of the subject site has indicated that:
 - Council is not aware of any previous investigations about contamination on the land;

- A potentially contaminating activity has not been previously conducted on the land;
- The subject land is not currently used for an activity listed in the Managing Land Contamination Planning Guidelines;
- No records exist at Council to indicate/identify the land is contaminated;
- Council is not aware of information concerning contamination impacts on land immediately adjacent to the development site which could affect the subject land; and
- There is no land use restriction relating to possible contamination affecting the land.

In addition, the current application does not involve a change in use of land as specified by the requirements of SEPP 55 and, as such, Council is not required to consider a Stage 1 Preliminary Contaminated Land Assessment / Investigation Report. Having regard for the above, there is no reason to suspect contamination and the land is suitable from a contamination perspective for the proposed development/use.

In summary, the proposed development does not conflict with the aims and applicable provisions of SEPP 55.

iii) State Environmental Planning Policy No.71 - Coastal Protection (SEPP 71):

The provisions of SEPP 71 apply to the site. The site being located within the 'coastal zone' and is partially within a 'sensitive coastal location' as defined by the SEPP. The clauses/matters contained in the SEPP71 that have relevance to this application are overviewed below:

- a) Part 2, Clause 7: In accordance with subclause (b) as SEPP 71 applies to the site, the matters in Clause 8 are to be taken into consideration in determining this application;
- b) Part 2, Clause 8: The proposal is consistent with the requirements of this clause as:
 - It is not inconsistent with the 'Aims' of the policy (i.e. (a) to (l) in Clause 2);
 - It does not impact or impinge on public access to or along the coastal foreshore. No existing access points are being blocked/closed and no new access points are proposed;
 - It is considered to be suitable development having regard to the 2(d) zoning and surrounding land uses;
 - It will not lead to excessive overshadowing of foreshore areas or loss of views from a public place due to the existing natural topography;

- It will not diminish the scenic qualities of the area/adjacent coast;
 - The proposal will result in the removal of some established vegetation (2 established trees as per landscape plan) however this will not adversely impact upon flora/fauna
 - It will not impact upon wildlife corridors;
 - It will not impact upon items of heritage, archaeological or historical significance (i.e. Kemps Boatshed which is identified under SLEP 1985 as a heritage item of local significance);
 - It will not lead to a conflict between land based and water based coastal activities;
 - It will not impact upon the water quality of coastal waterbodies; and
 - The proposal, will not impact upon known aboriginal heritage;
- c) Part 4 Clause 13: Flexible zoning provision clauses in the SLEP 1985 do not impact upon/apply to this development site;
- d) Part 4 Clauses 14: The subject site adjoins Crown land (Crown Reserve 69668 for Public Recreation) to the north which fronts onto the Sussex Inlet channel. The proposed development will not impact or impinge on public access to the Crown land and foreshore to the Sussex Inlet channel;
- e) Part 4 Clause 15: Effluent disposal is to be via an existing reticulated system and, as such, will not have a negative impact on water quality of the sea, a beach, or an estuary, a coastal lake, a coastal creek or other similar body of water, or onto a rock platform.
- f) Part 4 Clause 16: In accordance with the applicant's Stormwater Concept Plan, stormwater is to be collected and piped for offsite discharge to the existing drainage system (i.e. the development is to be connected into the existing drainage easement that is located along the sites eastern boundary). The applicant is proposing to install a gross pollutant trap at the sites discharge point which is adjacent to the northern property boundary. Subject to conditions being imposed on any development consent, the proposed development would not result in untreated stormwater being discharged into the sea, a beach, an estuary, a coastal lake, a coastal creek or other similar body of water, or onto a rock platform.

Other parts of SEPP 71 which relate to significant coastal development and master plans do not apply to the proposed works. In summary, the proposed development does not conflict with the aims and applicable provisions of SEPP 71.

iv) State Environmental Planning Policy (Building Sustainability Index): The provisions of SEPP BASIX apply to the proposed development due to the Building Code of Australia classification of the buildings. In accordance with the requirements of this SEPP, BASIX Certification (Certificate No.375762M) has been provided with the development application. In addition, all applicable requirements have been shown on the DA plans.

The proposed development does not conflict with the aims and applicable provisions of SEPP (BASIX). Any development consent if issued to be conditioned so as to require compliance with the BASIX requirements prior to issue of an Occupation Certificate.

v) Deemed State Environmental Planning Policy - Illawarra Region Environmental Plan (IREP): The subject land is affected by the provisions of IREP. An assessment against the requirements of the IREP has indicated that the subject land is not identified as a wildlife corridor, land of prime crop and pasture potential, land supporting rainforest vegetation, land containing extractive materials, land containing coal resources, land affected by a service corridor or land that is part of the sub regional commercial centre. It is however, identified as land with landscape or environmental attributes.

The clauses/matters contained in the IREP that have relevance to this application are overviewed below:

- a) Clause 3 of the IREP contains the aims and objectives of the plan. The submitted proposal does not conflict with the general aims and objectives as outlined in this clause; and
- b) The Regional Landscape and Environmental Study: The IREP contains no specific provisions that apply to land with "landscape and environmental attributes". The Regional Landscape and Environmental Study that supports the IREP provide specific recommendations for broad areas of the south coast, including the Sussex Inlet area. In terms of the area within which the subject site is located, the study identifies the area as 'IC/e' High Priority Protection-Preservation. In addition, the Environmental Attribute Scenic Quality Map provides a ranking for this area as II which is the second lowest ranking. As the development is within the existing urban zoned area and outside of any wetland area, no concerns are raised.

In summary, the proposal does not conflict with the relevant provisions of the IREP and will achieve the applicable outcomes.

vi) Shoalhaven Local Environmental Plan 1985 (SLEP 1985): The provisions of SLEP 1985 apply to this site. The clauses/matters contained in SLEP 1985 that have relevance to this application are overviewed below:

- a) Clause 2: The proposed development satisfies the general aims and objectives as outlined in subclause 1(a) to 1(c), 2(a) to 2(w), and 3(a), 3(c) and 3(d) of this clause;
- b) Clause 9: The subject land is zoned 2(d) (Residential “D” Zone) under SLEP 1985. In accordance with clause 9(3) of SLEP 1985 in determining this development application, Council has taken into account the objectives of the zone within which the development is proposed. The proposal fits the definition of a ‘tourist facilities’ as defined in the Environmental Planning and Assessment Model Provisions 1980 which in part means an establishment for providing holiday accommodation. It therefore, satisfies the objectives of the zone which encourage the provision of tourist accommodation. In terms of permissibility, ‘tourist facilities’ are listed as a permissible use with development consent on land zoned 2(d);
- c) Clause 20G: The northern adjoining Crown land is identified as a heritage item. “Kemp’s Boatshed” is located on the adjoining Crown land approximately 30 metres north of the subject site. The applicant has provided a Heritage Impact Statement which is adequate to allow a heritage assessment of the proposal. The proposed development, given its separation and minimal visual connection, will not impact on the existing heritage item;
- d) Clause 26: The proposed development is located in an area that has sewer and water services/infrastructure and therefore, satisfies the requirements of this clause. A Stormwater Concept Plan was submitted with the application. Measures have been incorporated in the development to capture storm water (i.e. 1,000 litre rainwater tanks for each unit and 2 x 10,000 litre tanks for the managers residence), with excess water to be piped for offsite discharge into an existing drainage easement that runs adjacent to the sites eastern boundary. A gross pollutant trap is proposed at the discharge point, however no details on sizing have been provided. In addition, no details have been provided in relation to sediment and erosion control measures proposed during the construction phase. If approved, any issued development consent will be conditioned to require an erosion and sediment control plan prior to the issue of a Construction

Certificate. Having regard for the above, the development will not adversely impact upon public health, surface water, ground water or community amenity;

- e) Clause 27: The development site is within an area identified as having a probability of containing acid sulphate soils by the NSW Department of Land and Water Conservation. A geotechnical assessment was prepared and lodged with the development application. As part of the assessment, three (3) boreholes were drilled 2 metres below the ground surface level to test the soil on site. The results of the soil test concluded that groundwater was present at a depth of approximately 1.5 metres below the surface level, however, the report also determined that "*there was nil potential for acid sulphate soil generation*" above a depth of 2 metres. In addition, the pH level of the soil was measured to be within the neutral range; therefore acidity was not present in the soil tested. In the event acid sulphate soils are found to be present, an acid sulphate soil management plan is to be prepared in order to minimise impacts. This is to be conditioned on any consent if issued.
- f) Clause 29: Council's mapping indicates that the whole site is affected by flooding. As the subject land is within an urban zone, the Council may consent to the carrying out of development on flood liable land. A flood assessment report and accompanying flood certificate have been submitted as part of the application. The flood certificate provided was issued in 2009 and does not reflect Council's current flood levels which have regard for sea level rise (i.e. 0.4m AHD added to the Flood Planning Level (FPL) when the proposal is located on land that is less than 4m AHD in order to account for sea level rise projection to the year 2050). The site based on Council records is identified as having a FPL of 3.2m AHD (2.8m FPL +0.4m for sea level rise) and as a high hazard flood storage area. The original design submitted showed all of the proposed cabins and the manager's residence as having a habitable floor level of 4.4m or 4.5m and therefore are above the FPL. The two disabled accessible cabins and the office / administration building at the River Road frontage of the site are shown to have a habitable floor level of 2.8m AHD which is 0.4m below the FPL. Discussions were subsequently had with the applicant with an amended design being provided which increased the habitable floor level of the two disabled accessible cabins and the office / administration building to 3.2m AHD. Conditions are to be imposed on any issued development consent to require certification from an engineer that the buildings will not become floating structures during a 1% AEP flood and are capable of withstanding the force of flood waters, are constructed to the current FPL and provide openings in structures below the FPL so as to allow free flow of water;

g) Clause 37A: The submitted application was notified in accordance with Council's Community Consultation Policy. Refer to Section 4 (Community Consultation) for further details.

In summary, the proposed development does not conflict with the aims and relevant provisions of SLEP 1985.

vii) Draft Shoalhaven Local Environmental Plan 2009 (DSLEP 2009): The provision of DSLEP 2009 need to be considered in the assessment of the proposed development. The clauses/matters contained in DSLEP 2009 that have relevance to this application are overviewed below:

- a) Clause 1.8A (Savings provision relating to pending development approvals): This clause outlines that all development applications not yet determined need to consider the requirements of DSLEP 2009 as part of their Section 79C Assessment. The discussion below provides this consideration. It should be noted that DSLEP 2009 has only recently been placed on public exhibition;
- b) Clause 2.3 (Zone objectives and land use table): The land where the development is proposed is zoned SP3 Tourist. This zoning allows 'tourist and visitor accommodation' with development consent. The proposed works therefore satisfy the requirements of this clause;
- c) Clause 7.8 (Flood Planning Land): The land is identified as a 'Flood planning area' on the Flood Planning Area Map and therefore requires development consent. Consideration has been given to the matters listed in part 4 of this clause which are covered in detail in other sections of this report (refer to discussions under the heading Shoalhaven Local Environmental Plan 1985 above and Development Control Plan 106 below). In summary, an amended design that has been provided is acceptable in terms of flooding issues subject to the imposition of conditions; and
- d) Clause 7.10 (Acid Sulfate Solis): The land where the spoil/ by product has been obtained from is identified as containing acid sulphate soils (i.e. class 4 land). The proposed development will not be undertaking works greater than 2 metres below the natural ground surface. The applicant has however undertaken soil sampling at a depth of two metres which has indicated that groundwater was present at a depth of 1.5 metres and there was no acid sulphate soils within the 2 metre samples taken.

In summary, the proposed development does not conflict with the relevant provisions of DSLEP 2009.

viii) Development Control Plan No.18 - Car Parking Code (DCP 18): The provisions of DCP 18 apply to this development. The clauses/matters contained in DCP 18 that have relevance to this application are overviewed below:

a) *Car Parking Requirement Schedule:* The proposed development in accordance with the numerical requirements of DCP 18 requires a total 33 car spaces (i.e. 30 for the tourist cabins – 2 spaces per cabin, 1 space for the managers dwelling – and 2 for the office / administration building – 1 space per employee). The proposed development to provide a total of thirty-seven (37) car spaces. This resulting in a numerical surplus of four (4) car spaces. Of the car parking provided five (5) spaces have been designed to enable parking for vehicles with an attached boat/trailer, three (3) have been allocated as visitor spaces adjacent to the managers office and one (1) is a dedicated space for the managers residence beneath the habitable floor area. It is however noted that eleven (11) of the spaces proposed are stacked vehicle spaces. These have been provided to service the three (3) bedroom tourist cabins, whereby one space has been provided in a garage and the second space provided in a covered carport area in front of the garage (i.e. both below the habitable floor areas). The stacked provision does not impact upon internal maneuvering areas. The applicant has advised that the eleven (11) cabins which provide stacked car parking are cabins where the *“layout of the cabins is such that that occupants of the units will likely be from one family where parking for only one 1 vehicle will be required, or alternatively vehicles can be moved around such that the vehicles will not be parked in”*. Having regard for the design of the units and the fact that they are providing short term accommodation only, no concerns are raised with the provision of stacked car parking to service 11 of the units in this instance as it will meet the demands of the proposal. Signage will however be required to indicate the provision of stacked car parking as well as occupants being advised of the car parking arrangements on site. This to be conditioned on any development consent if issued.

b) *Parking Layout and Dimensions:* In terms of car space dimensions and maneuvering, the submitted proposal has been designed so as to provide car space dimensions, aisle widths and internal maneuvering areas which comply with the requirements specified in DCP 18 and/or the Australian Standard. The eleven (11) stack car parking spaces proposed have been provided proposed so they are wholly contained within the building envelope. An assessment of the

maneuverability in the internal car parking area for cars as well as cars with trailers has indicated that it complies with the requirements of DCP 18 and Australian Standard 2890.1 (AS2890.1).

- c) *Access:* Access to the subject site is to be provided off River Road by way of a single driveway. The access proposed allows for vehicles to enter and leave the site in a forward direction and has sufficient sight distances in accordance with AS2890.1. It is however noted that the access driveway is to be in a location that will impact on an existing drainage pit within River Road. This pit will need to be relocated as part of the development. Any development consent, if issued, to be conditioned in relation to the relocation of this pit and associated construction requirements.
- d) *Drivers with a Disability:* Two (2) disabled car parking spaces are proposed. These are to be located adjacent to the two disabled accessible cabins and have been designed to comply with AS 2890.1 2009.
- e) *Construction Requirements:* Construction details for the driveway and car parking areas within the site have not been provided with the development application. Engineering details for the driveway and car park will be required for lodgment prior to the issue of a Construction Certificate. In addition, the design of the area required to enable a garbage truck to maneuver on site will need to be constructed to suitable standard. Any development consent, if issued, to be conditioned in relation to construction requirements.

In summary, the proposed development does not conflict with the aims and relevant provisions of DCP 18.

- ix) Development Control Plan No. 93 - Waste Minimisation and Management (DCP 93):** The provisions of DCP 93 apply to this development. A waste minimisation and management plan (WMMP) for the construction and ongoing operation of the proposed development was submitted with the development application. No concerns are raised with the construction WMMP. In terms of ongoing waste management, it is proposed to provide two (2) 3m³ garbage bins adjacent to the River Road frontage of the site. One for general waste and one for recyclable waste and would be serviced by a private contractor. The bins are to be stored within an enclosed bin storage area. Turning overlays provided indicate that the bins are able to be adequately serviced by a garbage truck (i.e. enter and leave the site in a forward direction). Bin sizes, based on the number of units proposed are considered sufficient and allow for resource recovery/recycling.

In summary, the proposed development does not conflict with the aims and relevant provisions of DCP 93. Any development consent if issued, to be conditioned in relation to details of bin storage area screening to be provided prior to issue of a Construction Certificate. Pavement construction requirements for the portion of the site to be used by the garbage truck and compliance with the submitted construction WMMP.

- x) *Development Control Plan No. 106 – Floodplain Management (DCP 106)*:** The provisions of DCP 106 apply to this development. The development site being located within the St Georges Basin Floodplain Risk Management Plan which identifies it as high hazard flood storage with a FPL of 3.2m AHD (this includes the NSW Government sea level rise planning benchmark of 0.4m). In accordance with DCP 106 requirements a Flood DCP Compliance Report was submitted with the application. This containing the majority of required information including survey information, plans and a compliance assessment. It however did not provide a current Flood Certificate. The Flood Certificate provided was issued by Council in 2009. As a consequence the FPL as noted on the provided Flood Certificate was incorrect as it failed to incorporate the NSW Government sea level rise planning benchmark. Subsequently three of the proposed buildings had been designed with habitable floor levels under the required level of 3.2m AHD. Amendments have subsequently been made to the plans to ensure all buildings now comply with required floor level requirements. With reference to Schedule 2 of DCP 106 the proposed development best fits the definition of 'tourist and visitor accommodation' and is therefore assessed under the development purpose category of 'Other Residential/Habitable Buildings'. Within a high hazard flood storage area 'tourist and visitor accommodation' is not listed as not suitable within the risk category. An assessment against the performance criteria and acceptable solutions in Section 5 of DCP 106 has indicated that the amended design complies with the objectives of this section and satisfy the requirements in the flood related development control matrix in Schedule 7. In accordance with the requirements in Schedule 7 conditions will be imposed on any development consent if issued.

In summary, the proposed development does not conflict with the aims and relevant provisions of DCP 106.

- xi) *Shoalhaven Contributions Plan 2010*:** The provisions of Council's Section 94 Plan apply to the proposed development. Having regard for the works proposed, the following Section 94 projects are applicable to this application:

- a) 04 AREC 2003: Sussex Inlet Aquatic Centre;

- b) 04 AREC 2004: Planning Area 4 active recreational facility upgrades;
- c) 04 ROAD 2001: Sussex Inlet Road Network;
- d) CW AREC 2004: Synthetic Hockey Field Facility
- e) CW FIRE 0001: Citywide Fire & Emergency Services;
- f) CW FIRE 0002: Shoalhaven Fire Control Centre;
- g) CW MGMT 2001: Section 94 Administration; and
- h) CW OREC 2001: Embellishment of Icon and District Parks and Walking Tracks

The development as proposed would be levied based on 5.6 Equivalent Tenements (ET's) which includes a concession of 1 ET for the existing lot. The total contribution applicable to the proposed development is \$15,102.47. If approved, any development consent issued will be conditioned to reflect the above.

(b) Likely impact of that development on the natural and built environment and social and economic impacts in the locality.

- i) Construction Materials:*** The applicant has provided details on the submitted plans of the proposed construction materials.

No concerns are raised with the proposed construction materials or colours. Any development consent if issued to be conditioned so as to require the development to be constructed in accordance with the submitted colour schedule and building materials.

- ii) Context and setting:*** The subject site is zoned 2(d) Residential which in accordance with SLEP 1985 aims to identify land for tourist infrastructure and to encourage tourist accommodation facilities. The development given it will predominately have a two storey appearance to address flooding issues will be visible from adjoining lands. The proposed building works (i.e. tourist cabins and managers residence) however are located in excess of 10m to the northern boundary (public reserve frontage), 4.1m to the eastern boundary and a minimum of 11.9m to the southern boundary and therefore have incorporated setbacks which will minimise impacts through overlooking and privacy on adjoining lands. In addition, nearby sites (ie. 288 River Road) contain approved tourist cabins. As such, the proposed development/use would be in keeping with the surrounding area. In addition, the development with the retention of existing trees on site will be somewhat screened from the adjoining Crown land. This accompanied by additional new plantings as has been proposed will assist in ensuring the development will have minimal visual impact.

- iii) **Economic impacts:** It is anticipated that the proposed development would have a positive economic impact during the construction phase with regard to short-term employment opportunities. In the longer term, additional short-term accommodation stock would provide a positive benefit to the economy of the local community.
- iv) **Flooding:** All of the subject site is identified on Council's mapping as flood affected. This issue has been discussed in greater detail under the heading DCP 106.
- v) **Noise:** It is expected that some noise will be created during the construction phase of the development. However, this would be of short duration and would be in accordance with relevant guidelines for construction site noise contained within the EPA Environmental Noise Control Manual. In this regard, construction noise levels will not exceed these guidelines and construction would only occur during the hours of 7.00 am to 6.00 pm. Such noise would be similar to the volume generated from normal dwelling construction works and would be generated for a considerably shorter period of time. As a measure to minimise potential impacts generated from construction noise, a condition will be imposed in any issued consent limiting construction hours.

In terms of the ongoing use of the development, it is acknowledged that noise will be created as the number of people using the subject land will increase. However, given the size of each of the cabins, the noise generated will be minimal and should not adversely impact upon adjoining lands. However, any adverse impact can be minimised through the imposition of a condition on any issued development consent limiting noise levels to no greater than 5dba above the background noise at the boundary of the closest sensitive noise receiver.

- vi) **Sediment and erosion control:** The proposed works will result in soil disturbance and as such, there will be a need to ensure that, during construction, the site is adequately managed to control water and soil. No erosion or sediment control plan (ESCP) has been submitted with the development application. As such, any development consent if issued will be conditioned to require an ESCP to be prepared by a suitably qualified/experienced person in accordance with the Landcom manual "*Soils and Construction, Managing Urban Stormwater, Vol 1 4th Edition, March 2004*" and should be approved prior to the issue of a Construction Certificate. In addition, to ensure that no sediment and/or contaminated material leaves the site, a condition would be imposed requiring the proposed erosion control measures to be installed prior to the commencement of any works and to be maintained during construction.

vii) Social impacts: The proposed development will provide additional accommodation options in the town of Sussex Inlet. Traffic and visual impacts would be marginal, and the proposed cabins do not restrict access to the adjoining Crown land. Based on the submitted information, the proposed development would have minimal adverse social impact.

viii) Threatened species: A review of Council records has indicated that there are two Endangered Ecological Communities (EEC) identified approximately 210m north of the development site, on the northern side of the Sussex Inlet waterway. These being Bangalay Sand Forest and Swamp Oak Floodplain Forest. A pro-forma Threatened Species Preliminary Site Assessment and assessment of significance has been undertaken by Council staff. This has confirmed that given the minimal disturbance to existing vegetation and the separation that exists between the development site and the EEC's that no threatened species or their habitats will be impacted on directly or indirectly as a result of this development.

ix) Traffic and access: Access to the development site is provided via a single driveway from River Road. This to be dual access (i.e. enable vehicles to enter and exit at the same time). Sufficient site distance exists at this access point to enable safe entry and exit from the site. The additional traffic generated by the development has been estimated at a maximum of 66 vehicle movements per day based on the RTA Guide to Traffic Generating Developments. The adjoining road network being capable of handling the additional vehicle movements.

x) Visual / scenic impact: While it is acknowledged that the development as proposed will have a visual presence/be able to be seen when viewed from adjoining lands, the development is to be located in an area characterised by a cluster of tourist developments that front the Sussex Inlet water body. In addition, existing vegetation is to be retained along the northern boundary (adjacent to the Crown Reserve) and southern boundary (adjacent to Rover Road) of the site. This will assist in providing some screening to the development from adjoining land. Overall, the proposed development would not have a significant visual impact on adjoining lands.

(c) Suitability of the site for the development

With regard to zoning permissibility, surrounding land uses and topographical constraints, the subject site is suitable for the proposed development and will not adversely impact upon adjoining lands;

(d) Submissions made in accordance with the Act or Regulations

The application was notified by way of public notification in accordance with Council's Community Consultation Policy. No submissions were received by Council during this period.

(e) The public interest

While the proposed development will result in an intensification of development on the subject site, it is unlikely the public will be impacted given the development:

- a) Complies with the zoning requirements and does not impact on the local character as the use is similar to adjoining developments;
- b) Will be setback from Crown land/foreshore reserve area;
- c) Does not impede public access to adjoining Crown land;
- d) Will not result in an unacceptable increase in traffic; and
- e) Does not impact on the privacy of adjoining properties with the cabins being orientated towards the centre of the site (i.e. main living areas and balcony areas) with only bedrooms and utility rooms facing the adjoining developed property boundaries.

7. Other Issues:

i) Development Control Plan No.62 – Residential Development in Foreshore Areas (DCP 62): The provisions of DCP 62 do not specifically apply to the type of development that is currently proposed. It is however considered prudent to have regard for its requirements as the development site is located on land adjacent to the foreshore as well as being located adjacent to other residential land which would be required to comply with the requirements in the DCP. The proposal generally complies with the requirements in this document. In summary:

- The cabins and managers residence are contained within the allowable building envelope;
- Setbacks provided allow opportunities for views of the coastline from River Road. Separation being provided down the middle of the development as well as a 4.1m setback along the sites eastern boundary which is in excess of the 10% suggested as an acceptable solution;
- The design of the buildings has ensured that only bedrooms and utility rooms are orientated towards adjoining properties therefore ensuring that there are no privacy/direct overlooking impacts from living, dining areas;
- Building materials proposed are considered to be compatible with the coastal location (i.e. salt tolerant);

- The development has been sites so as to preserve the majority of existing trees on site (only two existing trees to be removed). Existing vegetation will be protected through conditions;
- A concept landscape plan has been submitted and is acceptable subject to some minor amendments (i.e. details on plant numbers, tap locations);
- No impacts on the foreshore reserve (i.e. access) are anticipated; and
- No cut and/or fill is required with a concept stormwater plan being provided with the application.

Having regard for the above the proposed development complies with the intent of DCP 62. Any issued development consent will be conditioned to reinforce some of the requirements (i.e. salt tolerant materials, fencing of existing vegetation to be retained, sediment and erosion control plan, etc).

ii) Reflective Building Materials –Use in Coastal and Rural Areas: The provisions of this policy apply to the site. The submitted design while resulting in a development that is higher than the buildings on directly adjoining lots has had to have regard for the current flooding controls that apply to the land. As a consequence buildings that have a two storey height are primarily proposed. Building setbacks to both the foreshore reserve and River Road frontage of the site are greater than what is required as well as what currently exists on adjoining land. Existing established vegetation on site (except for two trees) are to be retained with each building's roof form having low pitches to assist in minimizing the bulk of each structure and opportunities for adverse glare impacts. Building materials and colours to be used are compatible with existing development within the locality and will not be highly reflective. As a consequence of the above the buildings should not have an adverse impact upon the adjoining publically and privately owned land and therefore comply with the requirements of this policy.

iii) Bushfire: A review of available records for the subject site has indicated that it is not identified as bushfire prone land. As such, no further assessment has been undertaken.

iv) Climate Change: No cumulative impacts are expected in regard to the proposed development that could further contribute to climate change. However, flood risks are present on site with climate change being included in the sites determined FPL (i.e. inclusion of the NSW Government planning benchmark of 0.4m by the year 2050). As such the sites flood planning level of 2.8m AHD has been increased to 3.2m AHD to account for sea level rise due to climate change impacts.

- v) **Safety and Security:** The proposed design provides opportunities for natural surveillance from both within and external to the buildings (i.e. sight lines maintained, opportunity for additional passive surveillance over the adjoining public reserve area, entrance points to each cabin accessed off central driveway with main living areas positioned so as to enable passive surveillance of external areas in front of and adjacent to each cabin). The proposed works have been designed having regard for crime prevention through environmental design (CPTED) principles and strategies. Any development consent issued will however be conditioned so as to ensure adequate internal lighting of driveways and car parking areas is provided as part of the development.
- vi) **Disabled Access/Facilities:** The submitted plans contain notations that disabled facilities will be provided in accordance with Australian Standards. The applicant is to ensure compliance with the disabled access provisions of the BCA and the Disability Discrimination Act, 1992. This to be conditioned on any development consent if issued.
- vii) **Landscaping:** A landscaping plan has been submitted with the development application. This providing details of the proposed plant species proposed, pot sizes and existing trees to be retained and removed. Compliance with this plan will be reiterated in any development consent issued for this proposal. In addition conditions will be included requiring the erection of barrier fencing around all vegetation to be retained prior to the commencement of works and the landscape plan to be amended so as to clearly detail new planting numbers and tap locations to enable all landscaped areas to be adequately watered.

8. Referrals

Internal:

- **Building Surveyor:** No objection to the proposal subject to the imposition of recommended conditions on any issued development consent (i.e. Section 68 approval under the Local Government Act required, compliance with disabled access provisions in accordance with the BCA, Construction Certificate, etc).
- **Development Engineer:** No objection to the proposal subject to the imposition of recommended conditions on any issued development consent (i.e. construction standards, drainage requirements, general site works requirements, reconstruction of existing drainage pit within River Road, etc).

- **Shoalhaven Water:** No objection to the proposed development. Shoalhaven Water Development Application notice provided and to be attached to a development consent if issued.
- **Strategic Planning Group (Natural Resources and Flooding Unit):** Concern raised with the date of the flood certificate submitted and as such its non consideration of climate change. Recommended the floor level be at 3.2m AHD or higher, which takes into account the impacts of Climate Change to 2050. In addition a number of flood-related conditions have been recommended (i.e. structural soundness, hydraulic impact, evacuation and access, etc).
- **Waste Services Group:** No objection to proposed developments waste management arrangements.
- **Council's Heritage Advisor:** No objection to the proposed development.

9. Conclusion

- # This application has been assessed having regard to the Matters for Consideration under Section 79C of the Environmental Planning and Assessment Act 1979. Following a detailed assessment, it is considered that Development Application No. RA11/1001 may be supported subject to suitable conditions (refer to Attachment A) being imposed on any issued development consent.

10. Recommendation

- # **RECOMMENDED that, in respect of RA11/1001 (2011STH013) for fifteen (15) Tourist Cabins, Manager's Residence and Office at Lot 7 DP 9075 Sec 3, 196 River Road, Sussex Inlet, be approved as an operational development consent subject to conditions as contained in Attachment A.**

Signed: Stephen McDiarmid

Date: 16 September 2011

ATTACHMENT A

**NOTICE TO APPLICANT OF DETERMINATION OF APPLICATION
DEVELOPMENT CONSENT
Environmental Planning and Assessment Act, 1979
RA11/1001**

TO:

Xiaoping Sang
27 Alkaringa Road
GYMEA BAY NSW 2227

being the applicant(s) for RA11/1001 relating to:

No. 196 River Road, Sussex Inlet (Lot 7 DP 9075 Sec 3).

APPROVED USE AND OR DEVELOPMENT:

Construction of (11) x three (3) bedroom tourist cabins, four (4) x two (2) bedroom tourist cabins, a manager's residence, administrative office and parking for 37 vehicles.

BCA CLASSIFICATION(s):

1a and 5

DETERMINATION DATE:

Pursuant to the Section 81 of the Act, notice is hereby given that the above application has been determined by granting consent, subject to the conditions listed below.

CONSENT TO OPERATE FROM:

CONSENT TO LAPSE ON:

DETAILS OF CONDITIONS

The conditions of consent and reasons for such conditions are set out as follows:

PART A

CONDITIONS OF A GENERAL NATURE, INCLUDING A DESCRIPTION OF THE PROPOSED DEVELOPMENT

General

1. This consent relates the construction of **(11) x three (3) bedroom tourist cabins, four (4) x two (2) bedroom tourist cabins, a manager's residence, administrative office and parking for 37 vehicles** as illustrated on the plans with the following references:

| Plan | Drawing Ref. No. | Date |
|----------------------------------|------------------|---------------------------|
| Site analysis | DA1 | February 2010 |
| Site Plan | DA2 C | Amended 14 September 2011 |
| Plans - Manager's residence | DA3 C | Amended 14 September 2011 |
| Elevations – Manager's residence | DA4 B | Amended 14 September 2011 |
| Plans – Manager's office | DA6 B | Amended 14 September 2011 |
| Plans – Cabin (Type A) | DA7 | April 2010 |
| Plans – Cabin 2 (Type C) | DA8 B | Amended 14 September 2011 |

specifications and supporting documentation (Statement of Environmental Effects prepared by Cowman Stoddart, dated May 2011, Ref.10/69, External Colour Scheme Project 09-0026, dated May 11 and Waste Minimisation Management Plan, Project 09-0026, dated 13 May 11) stamped with reference to this consent, as modified by the following conditions. The development must be carried out in accordance with this consent.

Notes:

- *Any alteration to the plans and/or documentation shall be submitted for the approval of Council. Such alterations may require the lodgement of an application to amend the consent under s96 of the Act, or a fresh development application. No works, **other than those approved under this consent**, shall be carried out without the prior approval of Council.*
 - *Where there is an inconsistency between the documents lodged with this application and the following conditions, the conditions shall prevail to the extent of that inconsistency.*
2. The proposed development must not be occupied or the use must not commence until all relevant conditions of development consent have been met or unless other satisfactory arrangements have been made with council (i.e. a security).

Occupation Certificate

3. An Occupation Certificate must be issued by the Principal Certifying Authority (PCA) before the building(s) is used or occupied.

NOTE: Refer to Part F of this development consent for additional requirements in relation to the above condition.

PART B

CONDITIONS THAT MUST BE COMPLIED WITH BEFORE WORK CAN COMMENCE

Principal Certifying Authority/Construction Certificate

4. The following must be undertaken **before any building works can commence**:
 - (a) A Principal Certifying Authority (PCA) must be appointed;
 - (b) A Construction Certificate must be obtained from either Council or an accredited certifier;and

Notice of Commencement

5. Notice must be given to Council **at least two (2) days prior to the commencement of building work**. (The attached form '*Notice of Commencement of Building or Subdivision Work and Appointment of Principal Certifying Authority*' is to be completed and returned to Council.)

Builders' Toilet

6. Before commencing building operations, a builder's water closet accommodation must be provided to Council's satisfaction. A chemical toilet may be used on the site or alternatively, the site may be provided with temporary closet accommodation connected to Council's sewer where sewer is available and operational. Under no circumstances will pit toilets or similar be accepted by Council.

Existing Services/Damage to Public Assets

7. **Prior to the commencement of any work(s)** associated with this development:
 - (a) The developer or his agent must check that the proposed works are not affected by any Council, Integral Energy, telecommunications, gas service or other services. Any required alterations to services as a consequence of undertaking works under this consent will be at the developer's expense. In addition, any repair or damage to services will be at the developer's expense; and

- (b) The developer or his agent must undertake a site inspection and document any evidence of damage to the public assets prior to commencement of work. Any damage to the adjacent kerbs, gutters, footpaths (formed or unformed), walkways (formed or unformed), carriageway, reserves and the like, that occurs during development works shall be repaired by the applicant. Failure to adequately identify existing damage will result in all damage detected by Council after completion of the building work being repaired at the applicant's expense.

Engineering Approval (Works On-site)

8. Engineering design plans for civil works within the property must be submitted to the accredited private certifier who has the required civil certification from the Building Professionals Board for approval **prior to the commencement of building works**. All work must be carried out in accordance with the approved plans.

Note: Fees apply to the checking of engineering plans and inspections. If Council are the PCA contact shall be made with Council's Development Engineer for a fee estimate. All fees must be paid prior to plans being released for construction approval.

Supervision of Works

9. **Prior to the commencement of works**, Council must be advised in writing of the name of a designated person/company nominated by the applicant to be responsible for construction of all engineering works including erosion and sediment control measures.

Fencing

10. The building site is to be fenced (in accordance with Workcover requirements) **prior to the commencement of earthworks and during construction** with a fence suitable to keep members of the public and unauthorised people out.

Soil and Water Management

11. The relevant sedimentation and erosion controls required by this consent (refer to condition 18) must be implemented, inspected and approved by the PCA **prior to commencement of any work** and maintained until the work is completed and the site stabilised.

Disposal of Excavated Material

12. All excavated surplus material must be hauled to an approved landfill site. Details of fill storage and/or disposal and haulage routes must be submitted to Council for approval **prior to the commencement of works**.

Vegetation to be retained

13. (a) **Prior to the commencement of any works**, the existing trees that are identified on the approved plans to be retained (refer to drawing with reference Project 09-0026, Drawing DA2B (Site Plan), Revision B, Dated: 12/05/11) must to be marked with temporary barrier fencing (i.e. a minimum of 1m external to the base of the tree)). This must be inspected and approved by the Principal Certifying Authority. The temporary barrier fencing is to be maintained during the construction period.
- (b) No excavation is to occur inside the drip line of the tree to be retained unless essential, in which case all excavation is to be by hand to protect and retain tree roots.

Residential building work

14. Any licensed contractor(s) *performing **residential building work valued at \$12,000 or more*** must obtain indemnity insurance as required by the Home Building Act 1989. Evidence of such insurance must be provided to the Principal Certifying Authority (PCA) **before building works commence**.

Notes:

- *This condition is prescribed under the Environmental Planning and Assessment Regulation 2000.*
- *If appointment as PCA, **Shoalhaven City Council WILL NOT INSPECT any building work unless evidence of indemnity insurance has been provided.** A copy of the Certificate of Insurance will suffice.*

PART C

CONDITIONS THAT MUST BE COMPLIED WITH BEFORE A CONSTRUCTION CERTIFICATE CAN BE ISSUED

Design

15. The Construction Certificate Plans must be amended to show the managers office building having disabled toilet facilities in accordance with Part F2 of the BCA.

Garbage Storage Area Screening

16. The garbage storage area adjacent to the River Road frontage of the development site shall be suitably screened so that the garbage bins it contains are not visible from a public place or an adjoining property (i.e. screening provide to all elevations). Details of the recycling/waste bin area screening method shall be lodged with Council prior to the issue of a Construction Certificate and may be approved by Council or an accredited certifier.

Part J Assessment

17. (a) A Building Code of Australia Part J Report for the Office building must be approved by an accredited certifier prior to the issues of a Construction Certificate; and
(b) All works must be carried out in accordance with the approved Part J Report.

Erosion Sediment Control Plan

18. An Erosion and Sediment Control Plan (ESCP) and accompanying specifications for the construction phase of the works, prepared by a suitably qualified/experienced person and based on the Landcom manual *"Soils and Construction, Managing Urban Stormwater, Vol 1 4th Edition, March 2004"*, **must be lodged for approval with the application for a Construction Certificate**. The ESCP controls must be implemented, inspected and approved prior to the commencement of any site works and maintained for the life of the construction period and until revegetation measures have taken hold.

The ESCP must include, but not be limited to:

- (a) Location and type of proposed erosion and sediment control measures;
- (b) Clearance of sediment traps on a regular basis and after major storms;
- (c) Proposed site rehabilitation measures, including seeding of all bare un-grassed areas and turfing where erosion or scouring is likely to occur;
- (d) Standard construction drawings for proposed erosion and sediment control measures.

Landscaping

19. a) The applicant must lodge an amended landscape plan with Council prior to the issue of a Construction Certificate. The plan may be approved by Council or an accredited certifier. The amended landscape plan must include the following additional works/details:

- Details on the number of plants proposed;
 - The location of all common tap/taps/irrigation system to permit all landscape works to be adequately watered;
 - Mulching of all landscaped areas to a depth of 75mm;
 - A maintenance plan for a 26 week period.
- b) All Landscaping, including plantings, mulch, watering systems and barriers must be carried out in accordance with the approved plan.

Stormwater Pit Plan/Relocation

20. (a) The existing stormwater pit located in River Road, adjacent to the driveway entrance for the development, will need to be relocated. A detailed plan with information on its new location clear of the proposed/new driveway to No.196 River Road and which demonstrates compliance with Council's Development Control Plan 100 – Subdivision Code must be forwarded to Council for approval, prior to the issue of a Construction Certificate; and
(b) All work must be carried out in accordance with the approved plans

Engineering approval (works in road reserve)

21. (a) Engineering design plans for all works within the road reserve shall be submitted to Council for approval prior to the issue of a Construction Certificate for building works. Refer to Part H (Other Council Approvals) of this development consent for additional details/requirements; and
- (b) All work must be carried out in accordance with the approved plans.

Note: Fees apply to the checking of engineering plans and inspections. Contact shall be made with Councils Development Engineer for a fee estimate. All fees must be paid prior to plans being released for construction approval.

Section 68 approval

22. (a) An application pursuant to Section 68 of the Local Government Act 1993 is required to be made with Council for any works involving water, sewerage and stormwater drainage prior to the issue of a Construction Certificate; and
- (b) No water, sewerage and stormwater drainage works are to commence until such time as a Section 68 Approval has been obtained.

Contributions for Additional Services and/or Facilities

23. This development will generate a need for additional services and/or facilities as described in Council's Contributions Plan 1993, as itemised in the following table.

| Project | Description | Calculation | Amount |
|------------|-------------------------------------------------------------|------------------|--------------------|
| 04AREC2003 | Sussex Inlet Aquatic Centre | \$1,384.20 * 5.6 | \$7,751.52 |
| 04AREC2004 | Planning Area 4 active recreation facility upgrades | \$37.05 * 5.6 | \$207.48 |
| 04ROAD2001 | Sussex Inlet Road Network | \$468.18 * 5.6 | \$2,621.81 |
| CWAREC2004 | Synthetic Hockey Field Facility | \$70.89 * 5.6 | \$396.98 |
| CWFIRE2001 | Citywide Fire & Emergency services | \$115.61 * 5.6 | \$647.42 |
| CWFIRE2002 | Shoalhaven Fire Control Centre | \$169.15 * 5.6 | \$947.24 |
| CWMGMT3001 | Contributions Management & Administration | \$480.79 * 5.6 | \$1,372.95 |
| CWOREC2001 | Embellishment of Icon and District Parks and Walking Tracks | \$206.62 * 5.6 | \$1,157.07 |
| | | | \$15,102.47 |

Contribution rates are adjusted annually on 1st July in accordance with the indexation formula indicated in the Contributions Plan (currently the implicit price deflator) and the total contribution levied **will be adjusted accordingly at the time of payment**. (ie contributions are calculated on the rate applicable at the date of payment, **not** the date of development consent.)

A total contribution, currently assessed at the sum of \$15,102.47 (i.e.2011/2012 rate) or as indexed in future years, shall be paid to Council **prior to the issue of a Subdivision/Construction Certificate.**

Contributions Plan 1993 may be inspected at the Council Administrative Offices, Bridge Road, Nowra and Deering Street, Ulladulla.

Flooding (Design and Maintenance)

24. An appropriate engineer's report (refer to Schedule 4 of DCP 106 for technical reporting requirements) to certify that the structure:

- (a) Can withstand forces of flood-water, debris and buoyancy up to the 1% AEP flood, or a PMF if required as a flood refuge is to be submitted to Council; and
- (b) Will not become floating debris during a 1% AEP flood (3.2m AHD).

The above must be provided to Council prior to the issue of a Construction Certificate.

PART D

CONDITIONS RELATING TO THE APPROVED WORK AND SITE MANAGEMENT

Building Code of Australia

25. All building work must be carried out in accordance with the requirements of the Building Code of Australia.

Note: *This condition is prescribed under the Environmental Planning and Assessment Regulation 2000.*

Road Reserve, Footpath & Gutters

26. The kerb, gutter and footpath adjoining the site must be kept clear of soil and debris.

Design and Construction to DCP 100

27. All design and construction must be in accordance with DCP 100 – Subdivision Code.

Construction Hours

28. To limit the impact of the development on adjoining owners, *all* construction work shall be restricted to the hours of 7.00am to 6.00pm Monday to Friday and 8.00am to 3.00pm Saturdays. No construction work shall take place on Sundays or Public Holidays.

Construction Vehicles

29. All construction vehicles and equipment shall be kept within the confines of the site.

Waste Minimisation and Management

30. All waste must be contained within the site during construction and then be recycled in accordance with the approved Waste Minimisation and Management Plan (WMMP) or removed to an authorised waste disposal facility. No waste shall be placed in any location or in any manner that would allow it to fall, descend, blow, wash, percolate or otherwise escape from the site.

Compliance with the WMMP shall be demonstrated by the retention of relevant receipts. These must be submitted to Council, upon request.

Note: "Waste" has the same meaning as the definition of "Waste" in the Protection of the Environment Operations Act 1997.

Dust Management

31. Dust emissions shall be confined within the site boundary. The following dust control procedures may be employed to comply with this requirement.

- (a) Erection of dust screens around the perimeter of the site;
- (b) Securely covering all loads entering or exiting the site;
- (c) Use of water sprays across the site to suppress dust;
- (d) Covering of all stockpiles of soil remaining more than 24 hours; and
- (e) Keeping excavation surfaces moist.

Asbestos Removal

32. Any works that involve the removal of asbestos must comply with all of the following:

- (a) Be undertaken in accordance with AS2601-1991: The Demolition of Structures;
- (b) Provide notification in writing of the intention to carry out asbestos demolition works to all immediately adjoining neighbours fourteen (14) days prior to the commencement of the works. Copies of these written notifications should be retained and provided to Council;
- (c) Provide to Council seven (7) days prior to the commencement of works a written statement indicating whether the building or structure contains asbestos or material containing asbestos and, if so, the following must be provided:
 - A hazardous substances audit report prepared by a competent and appropriately qualified person in compliance with AS2601-1991; and
 - A hazardous substances management plan prepared by a competent and appropriately qualified person in compliance with AS2601-1991.
- (d) Only be undertaken by contractors who hold a current WorkCover Demolition Licence or a current WorkCover Class 2 (Restricted) Asbestos Licence; and
- (e) Following the removal of all friable asbestos and **prior to further works being carried out on the site**, a clearance certificate from an independent competent person in

accordance with the National Occupational Health and Safety Commission Code of Practice for the Safe Removal of Asbestos is to be obtained and submitted to Council.
Note: This relates to friable asbestos only.

Internal Driveway, Car Park Design and Construction

33. The internal driveway and off street car parking area shall:

- (a) Be constructed, line marked and signposted in accordance with Council's Development Control Plan No.18 (Car Parking Code) or AS2890.4:2004 and AS2890.6:2009. The general off-street car park layout shall be as shown on the plan with reference Drawing No: DA 2.01 (Ground Floor Plan), Dated: 15.7.10 (Revision B);
- (b) Be constructed of one of the following:
 - (i) Two coat bitumen seal standard: With a minimum compacted pavement thickness of 200mm; or
 - (ii) Asphaltic concrete (AC): With a minimum compacted pavement thickness of 200mm, surfaced with 25mm of AC10 asphaltic concrete; or
 - (iii) Heavy duty reinforced concrete
- (c) Provide no fewer than 37 car parking spaces on site. Visible signage is to be erected in the car parking areas for the Type B cabins as shown on the approved plans that clearly indicates that two car spaces have been provided (i.e. stacked car parking);
- (d) Be bordered by a concrete edge strip (min 150mm wide and 300mm deep). The work must comply with Council's Plan No. SC 263710; and
- (e) The driveway area to the north of the deck area adjacent to the managers office (refer to notes in red on the approved plan) that will be traversed by heavy vehicle traffic (e.g. garbage truck) shall be concrete/asphaltic concrete (AC) flexible pavement designed and constructed for a minimum traffic loading of 1×10^6 ESA's. Where asphaltic concrete surfaced pavements are likely to be subject to bogie-axle vehicles turning tightly, the asphaltic concrete is to include a rubber base to improve durability and manufacturer's product details shall be submitted to Council for approval.

34. A heavy duty concrete vehicular gutter layback 7 Metres wide at the property boundary splaying to 7 metres wide at the kerb line shall be constructed in accordance with Council's Plan Nos. G202603 and G202605.

The levels and formwork shall be inspected and approved by Council's Subdivision Manager or his nominee prior to pouring.

Acid Sulphate Soils

35. The development site is within an area identified as having a probability of containing acid sulphate soils by NSW Department of Land and Water Conservation (Soil Conservation Service – Acid Sulphate Soil Risk Map, Sheet for Sussex Inlet). Soil samples are to be assessed for content of acid sulphate material by a suitably qualified person and the results

lodged with Council's Environmental Services Manager prior to earth works commencing for the construction.

If acid sulphate materials are identified, no excavation shall take place until the applicant shall lodge an acid sulphate soil management plan prepared by a suitably qualified person for approval by Council's Environmental Services Manager, and undertake such measures as are required to minimise adverse environmental impact due to the release of acid to the environment (whether at the excavation site or elsewhere).

Flooding

36. The approved development must be undertaken so as to ensure compliance with the following:

- (a) Floor level is required to be at existing habitable floor level or higher as practical, or within the 1% AEP flood level + 500mm freeboard + 400mm accounting for sea level rise (i.e. 3.2m AHD). **Certification of this level by a Registered Surveyor must be submitted to Council** prior to proceeding past floor level to ensure that the floor is at or above the required level;
- (b) All electrical installations should be above the Flood Planning Level
- (c) Building materials used below the flood planning level (3.2m AHD) must be flood proof, and is to be built from flood compatible materials;
- (d) The structure must not become floating debris during a 1% AEP flooding scenario;
- (e) Reliable emergency vehicle access is required for ambulance, SES, fire brigade, police and other emergency services during a 1% AEP flood event; and
- (f) Reliable access for pedestrians is required during a 1% AEP flood event.

37. Openings in structures such as fences and the like are to be provided below the flood planning level to allow free flow of water.

Provision of Services

38. Service connections must be flexible in order to allow for floatation and retraction of connections with falling waters without causing damage to the service lines.

Site Drainage

39. Stormwater drainage works shall generally be in accordance with the "Stormwater Plan", Drawing No.10306/1A by Pacific Westlake dated 16 May 2010 and constructed to comply with the following engineering requirements:
- (a) The levels of the car park and landscaped areas adjacent to the building must be designed so as to prevent the 1 in 100 year stormwater runoff from overland flows or pipe blockages from entering the building;
 - (b) Stormwater runoff concentrated within the car park and driveway shall be discharged by pipework to Council's stormwater system;
 - (c) The existing stormwater pit located in River Road adjacent to the new proposed driveway for the development will need to be relocated and reconstructed. Details of the reconstruction stormwater drainage works within the road reserve are to be forwarded to Council for approval;
 - (d) A gross pollutant trap that is sized to cater for the development shall be installed at point of discharge from the site; and
 - (e) All drainage works within the site must be designed and constructed for a 10 year average recurrence interval unless otherwise specified.

Exterior Materials

40. (a) The building(s) must be constructed in accordance with the approved schedule of colours and building materials and finishes; and
- (b) Exterior materials (excluding windows and other glazing) are to be non-reflective and of a texture and colour which blend with the existing surroundings. Metal roofing shall be pre-coloured at the manufacturing stage. Zincalume materials shall not be used unless it can be demonstrated that it will not have an adverse impact and/or create a glare nuisance.

Certification of Civil Works for Compliance with Construction Specifications

41. Certification must be submitted to verify that the following works (where applicable), have been completed in accordance with the approved construction specifications:
- (a) All clearing works and bulk earth works;
 - (b) Pipelines including inter-allotment;
 - (c) Drainage pits and culverts;
 - (d) Bio swales and open channels;
 - (e) Pavement subgrade and base-course densities and thicknesses;
 - (f) Pavement prior to bitumen or asphalt sealing;
 - (g) Erosion and sediment control measures;
 - (h) Final cut and trim, seeding and grassing;
 - (i) Signage and other traffic control devices.

Crown Land

42. The subject site adjoins Crown Reserve 69668 for Public Recreation. The proponent must not:

- (a) Encroach upon the adjacent Crown land;
- (b) Fence across the Crown reserve as a continuation of their freehold boundary;
- (c) Remove any vegetation from the adjoining Crown land;
- (d) Stockpile materials, equipment or machinery on the adjoining Crown land;
- (e) Use the adjoining Crown land as access;
- (f) Use the adjoining Crown land as effluent management zones or as asset protection zones.

Lighting – internal driveway and car parking areas

43. Lighting is to be provided to the internal driveways and car parking areas (including the car parking under the building) in accordance with AS/NZS 1158 - Road Lighting Pedestrian Area, Category P Lighting, Performance and Installation Design Requirements. Particular attention shall be given to all entry/exit points as well as the general interior lighting levels and all pedestrian areas.

PART E

CONDITIONS THAT RELATE TO THE ONGOING MANAGEMENT OF THE PROPOSED DEVELOPMENT

Site Management and Maintenance

44. The proprietor shall at all times be responsible for on-going site management and maintenance in accordance with the following:

- (a) Loading and unloading in relation to the use of the premises must occur within the subject site;
- (b) Goods or machinery must be stored, and all activities must occur, inside the building(s) and not in the carpark or drive way areas;
- (c) Activity on the site must not impact upon the amenity of any adjoining property or tenancy by reason of the emission of noise, dust, fumes, odour, vibration, electrical interference or otherwise;
- (d) Maintenance and replacement (if necessary) of all landscaping in accordance with the approved Landscape Plan;
- (e) Maintenance of all:

- vehicular movement areas including driveways, carparking, manoeuvring areas and line marking to the standard specified in this consent;
- stormwater drainage pipes and systems to ensure efficient discharge of stormwater in accordance with the approved stormwater drainage plan;
- buildings, fencing, signage/markings to the standards outlined in the development application and/or specified in this consent.

Noise

45. Noise levels from the premises/approved development (measured using the L10 noise level descriptor) must not exceed the background noise level in any octave band (measured using the L90 noise level descriptor) by more than 5 dB(A) when measured at the boundary of the closest residential premises.

Landscaping – Noxious and Environmental Weeds

46. The planting of plant species listed on the Weeds Australia NSW weeds list (www.weeds.org.au) is prohibited for the life of the development.

Advertising Signage

47. No signs or advertising structures (except those exempted under Council's Advertising Sign Code) shall be erected on or in conjunction with the proposed tourist accommodation without prior consent to Council.

Visitor Occupation

48. The occupation of any of the approved tourist cabins by any one individual is limited to a maximum period of occupancy in any one year of 150 days including a maximum period of 42 days consecutive occupancy.

Car parking

49. The car parking area must allow for unimpeded access and use and be available for use by patrons/clients of the development at all times.

Note: In this regard all patrons/clients of the development shall be advised that car parking is available on site and must be used in preference to parking in the street.

Boat Trailer and Vehicular Parking

50. Visitor's boats and vehicles are allowed to be parked on site only for the duration of their stay.

PART F

CONDITIONS THAT MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

Consent Compliance

51. Prior to the issue of an Occupation Certificate for the approved development the requirements of conditions 17b (Part J Assessment), 19b (Landscaping), 20 (Stormwater Pit Plan/Relocation), 29 (Internal Driveway and Carpark Design/Construction), 30, 32 (Flooding), 35 (Site Drainage), 36 (Exterior Materials) and 40 (Lighting – internal driveway and car parking areas) shall be complied with and completed.

Shoalhaven Water

52. A Certificate of Compliance must be obtained from Shoalhaven Water prior to the issue of an Occupation Certificate/subdivision release (whichever happens first).

BASIX

53. Prior to the issue of an Occupation Certificate for the approved development, the applicant must submit to Council certification and/or documentation confirming that the building has been constructed in accordance with the details and commitments listed in the BASIX Certificate for the development.

Damage to public assets

54. Any infrastructure within the road reserve along the frontage of the subject site or within close proximity, which has been damaged as a result of construction works associated with the approved development, is to be repaired to the satisfaction of Council's Subdivision Manager or their nominee. A suitable Compliance Certificate is to be issued by Council prior to the issue of an Occupation Certificate.

PART G

REASONS FOR CONDITIONS

Conditions of consent have been imposed to:

1. Ensure the proposed development:
 - a) achieves the objects of the Environmental Planning and Assessment Act, 1979;
 - b) complies with the provisions of all relevant environmental planning instruments;
 - c) is consistent with the aims and objectives of Council's Development Control Plans, Codes and Policies.

2. Ensure that the relevant public authorities and the water supply authority have been consulted and their requirements met or arrangements made for the provision of services to the satisfaction of those authorities.
3. Meet the increased demand for public amenities and services attributable to the development in accordance with Section 94 of the Environmental Planning and Assessment Act, 1979.
4. Ensure the protection of the amenity and character of land adjoining and in the locality of the proposed development.
5. Minimise any potential adverse environmental, social or economic impacts of the proposed development.
6. Ensure that all traffic, carparking and access requirements arising from the development are addressed.
7. Ensure the development does not conflict with the public interest.

PART H

OTHER COUNCIL APPROVALS

Section 138 Roads Act

Approval for work within the road reserve – Section 138 Roads Act

1. Prior to undertaking any works within the road reserve, the contractor must obtain the approval of Council under Section 138 of the Roads Act, 1993. The following details must be submitted to Council for in order to obtain the s.138 approval:
 - (a) Traffic Control Plan (TCP) to provide protection for those within and adjacent to the work site, including the travelling and pedestrian public. The TCP must comply with the RTA's manual – "*Traffic Control at Work Sites*". Warning and protective devices shall comply with the provisions of AS 1742.3 – 2002 Traffic Control Devices for Works on Roads. The plan must be prepared and certified by a person holding the appropriate RTA accreditation, a copy of which is to be submitted with the plan;
 - (b) Insurance details.

Should the Traffic Management Plan require a reduction of the speed limit, a Direction to Restrict shall be obtained from the relevant road authority (Council or the RTA - Traffic Operations Unit).

Note: Where works are required within a Classified Road, Council must obtain the concurrence and/or the approval of the RTA for engineering design plans, Traffic Control Plans and approvals under S138 of the Roads Act.

PART I

ADVICE ABOUT RIGHTS OF REVIEW AND APPEAL

Development Determination under Environmental Planning and Assessment Act, 1979

*Under section 82A of the Environmental Planning and Assessment Act, 1979 an applicant may request the council to review its determination except where it relates to a complying development certificate, designated development or integrated development. The request must be made **within twelve (12) months** of the date of the receipt of the determination, with a prescribed fee of 50% of the original DA fee.*

*Section 97 of the Environmental Planning and Assessment Act, 1979 confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court which can be exercised **within twelve (12) months** after receipt of this notice.*

Approvals under Local Government Act, 1993

Section 100 of the Local Government Act, 1993 provides that an applicant may request Council to review its determination of an application.

*Section 176 of the Local Government Act, 1993 provides that an applicant who is dissatisfied with the determination of the Council may appeal to the Land and Environment Court. The appeal must be made within **twelve (12) months** of the date of determination.*

PART J

ADVICE ABOUT WHEN THIS CONSENT LAPSES

This consent is valid for five years from the date hereon.

In accordance with Section 95 of the Act, development consent of the erection of a building does not lapse if building, engineering or construction work relating to the building or work is physically commenced on the land to which the consent applies before the lapse date.

PART K

GENERAL ADVICE TO APPLICANT

PRIVACY NOTIFICATION

Personal information contained on this Development Consent and any associated documents will be published on Council's website as required by the *Government Information (Public Access) (GIPA) Act 2009*.

Disability Discrimination Act 1992

This application has been assessed in accordance with the Environmental Planning & Assessment Act, 1979. No guarantee is given that the proposal complies with the Disability Discrimination Act 1992.

The applicant/owner is responsible to ensure compliance with this and other anti-discrimination legislation.

The Disability Discrimination Act covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which references AS1428.1 - "Design for Access and Mobility". AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the Disability Discrimination Act currently available in Australia.

Commonwealth Environment Protection and Biodiversity Conservation Act 1999

The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 provides that a person must not take an action which has, will have, or is likely to have a significant impact on

- a) A matter of national environmental significance (NES) matter; or
- b) Commonwealth land

without an approval from the Commonwealth Environment Minister.

This application has been assessed in accordance with the New South Wales Environmental Planning & Assessment Act, 1979. The determination of this assessment has not involved any assessment of the application of the Commonwealth legislation.

It is the proponent's responsibility to consult Environment Australia to determine the need or otherwise for Commonwealth approval and you should not construe this grant of consent as notification to you that the Commonwealth Act does not have application.

The Commonwealth Act may have application and you should obtain advice about this matter.

There are severe penalties for non-compliance with the Commonwealth legislation.

Disclaimer – s88B restrictions on the use of land

The applicant should note that there could be covenants in favour of persons other than Council restricting what may be built or done upon the subject land. The applicant is advised to check the position before commencing any work.

Under clause 37 of Shoalhaven Local Environmental Plan 1985 agreements, covenants or instruments that restrict the carrying out of the proposed development do not apply to the extent necessary to enable the carrying out of that development, other than where the interests of a public authority is involved.

DBYD Enquiry – ‘Dial Before You Dig’

In order to avoid risk to life and property it is advisable that an enquiry be made with “Dial Before You Dig” on 1100 or www.dialbeforeyoudig.com.au prior to any excavation works taking place to ascertain the location of underground services.

Inspections

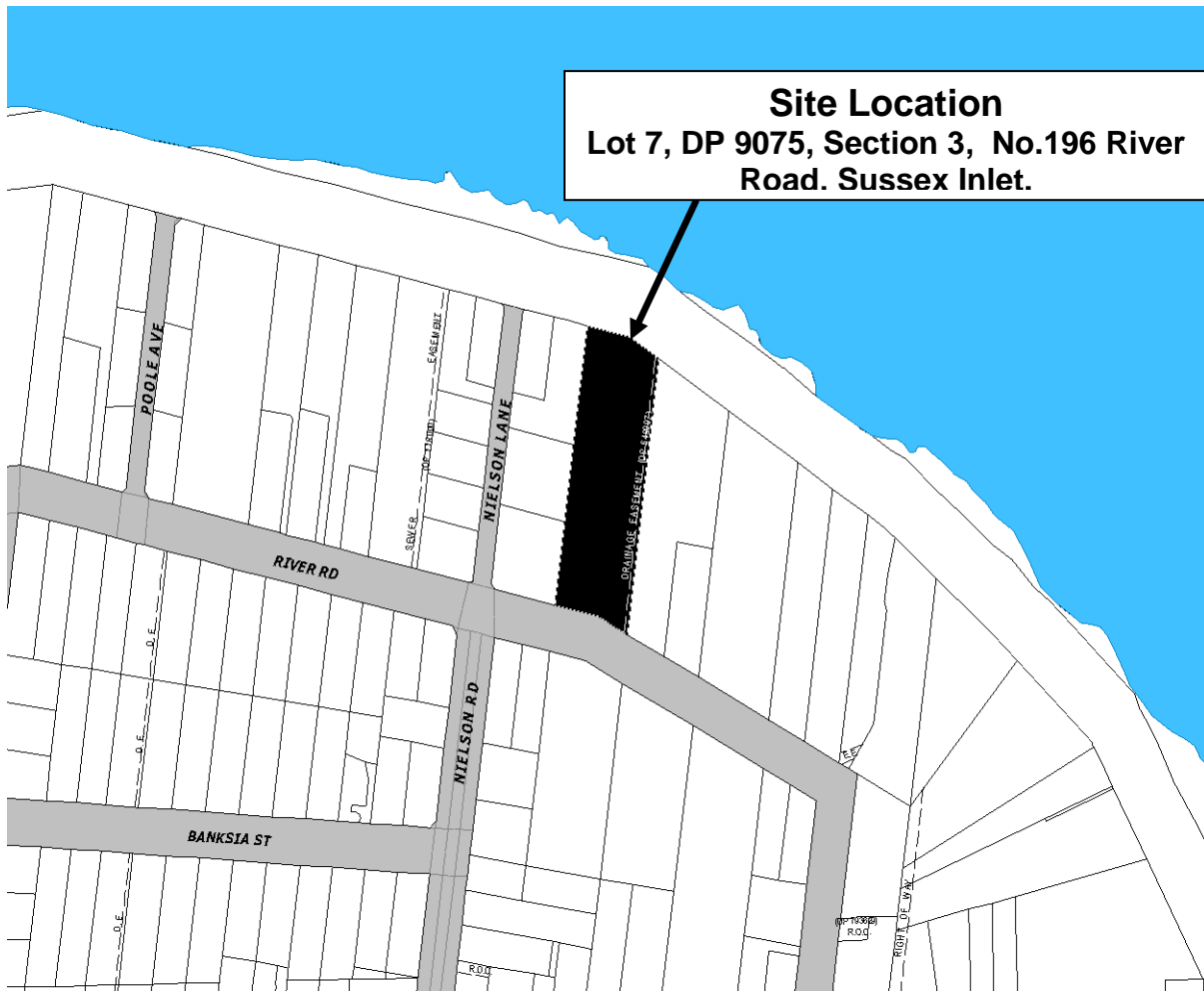
If Council is the appointed PCA for this project, a minimum twenty-four (24) hours notice must be given to Council to make an inspection of the work.

SIGNED on behalf of Shoalhaven City Council:

Signature

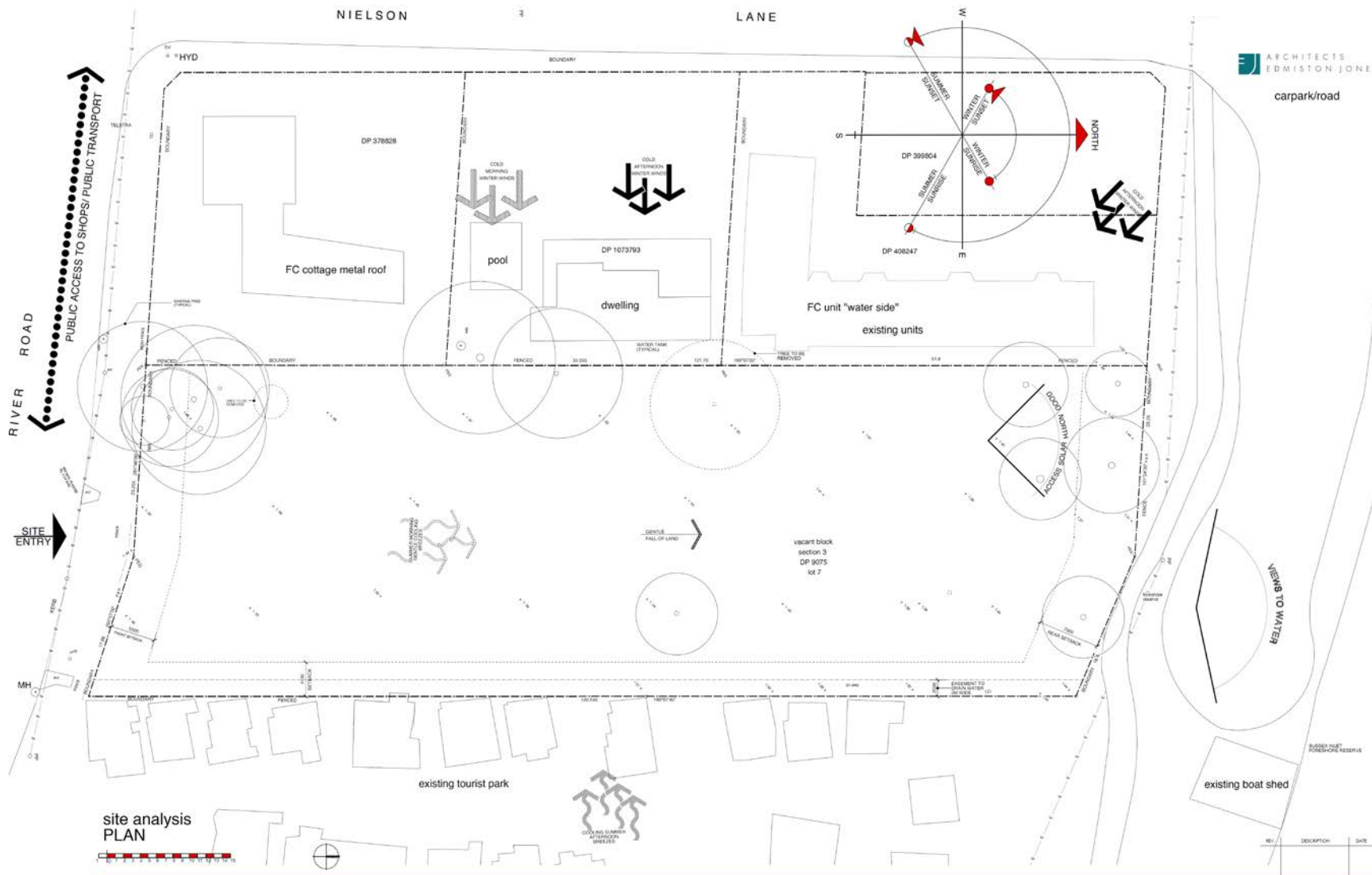
**Name Stephen McDiarmid
 Senior Development Planner
 Development & Environmental Services Group**

ATTACHMENT B



ARCHITECTS
EDMISTON JONES

carpark/road



site analysis
PLAN

**Proposed Tourist Cabin Development
for Simic & Baxter Investments Pty Ltd
At 196 River Road, Sussex Inlet**

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PROJECT # 09-0034
DWG DATE: Nov 2010
DRAWN: JAK
CHECKED: JB
SCALE: 1:200 @ A1

DA1

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09-0026 Nielson DA REV.mxd

16/9/10



**Proposed Tourist Cabin Development
for Simic & Baxter Investments Pty Ltd
At 196 River Road, Sussex Inlet**

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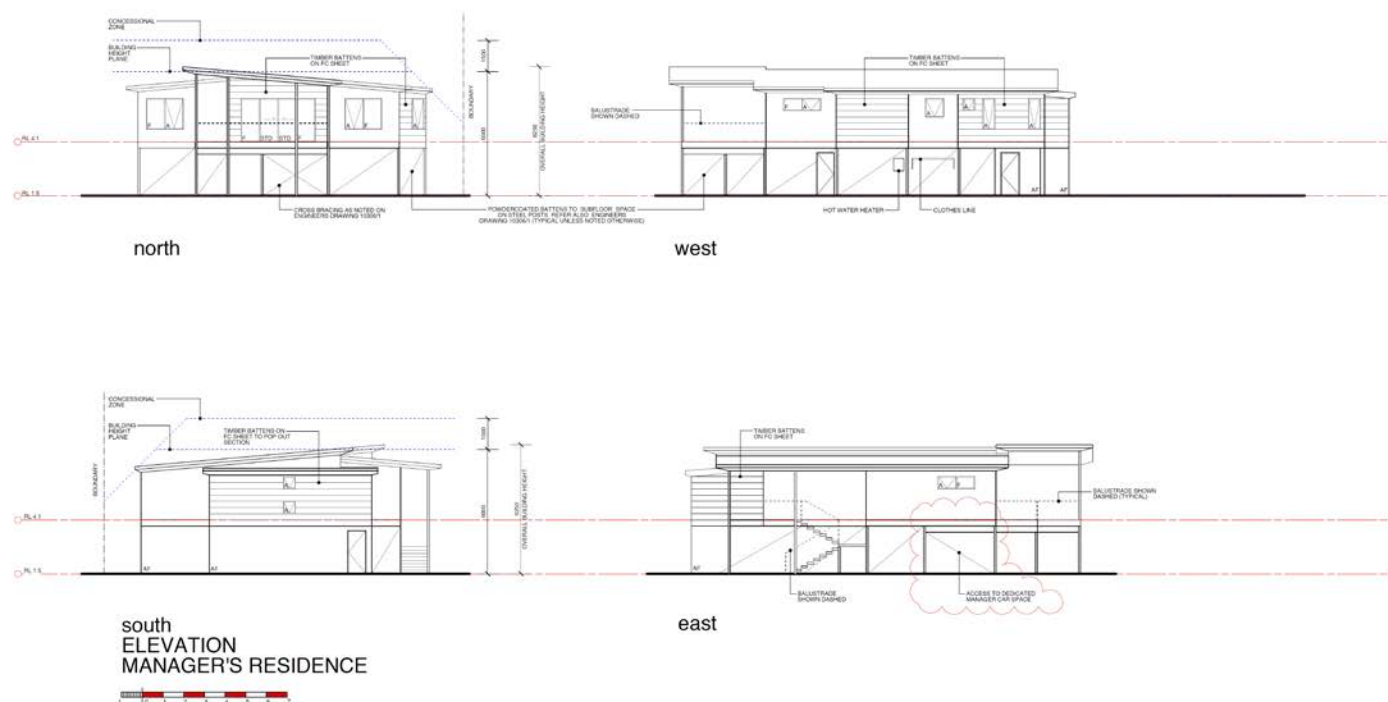
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RWD DATE May 2011
DRAWN AC
CHECKED SB
SCALE 1:200

DA2 C

09-0026 Simic & Baxter DA.vxx

13/5/11

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| LEGEND | | |
|----------------------------------|-------------------------------------|---------|
| A | AWNING | |
| E | ELEVATION | |
| STR | STACKING ROOM | |
| AP | APPLIED FINISH TO BLOCKWORK | |
| NOTE | | |
| EXTERNAL WALL MATERIALS COLORING | | |
| CLADDING UNLESS NOTED OTHERWISE | | |
| ROOFING TO BE COLORBOND STEEL | | |
| REV | DESCRIPTION | DATE |
| A | Part of the project's Business Plan | 10/5/11 |
| B | Part of the project's Business Plan | 10/5/11 |

Proposed Tourist Cabin Development
for Simic & Baxter Investments Pty Ltd
At 196 River Road, Sussex Inlet

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PROJECT # 09-0024
DWG DATE May 2011
DRAWN AC
CHECKED SB
SCALE 1:300
ID A1

DA4 B

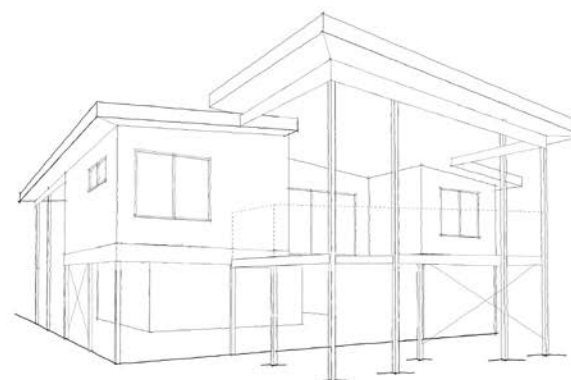
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09-0024 Simic & Baxter DA.vvx

10/5/11



north western
3D VIEWS
MANAGER'S RESIDENCE



north eastern

Proposed Tourist Cabin Development
for Simic & Baxter Investments Pty Ltd
At 196 River Road, Sussex Inlet

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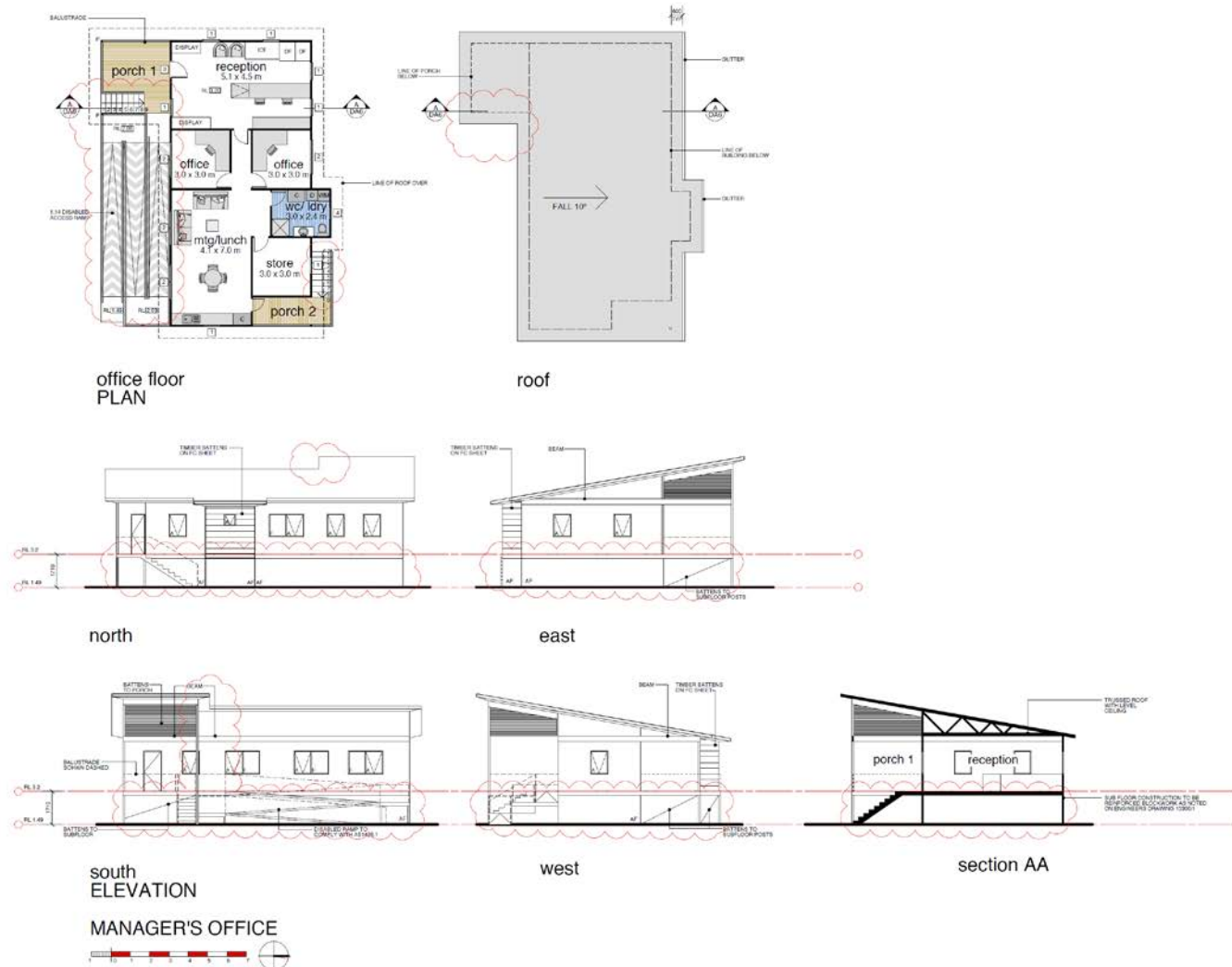
PROJECT #: 09-0026
DWG DATE: May 2010
DRAWN: AC
CHECKED: SR
SCALE: 1:100 @ A1

DA5 A

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09-0026 - Helbox DA REV1.dwg

16/9/10



| WINDOW SCHEDULE | | | | |
|-----------------|-----------|--------|--------|---------|
| REF | SIZE | TYPE | FINISH | REMARKS |
| 1 | 100 x 150 | AWING | 7.00 | |
| 2 | 100 x 150 | AWING | 7.00 | |
| 3 | 100 x 150 | GLAZED | 7.00 | |
| 4 | 100 x 150 | GLAZED | 7.00 | |

| LEGEND | |
|--------|----------------------------|
| AP | APPLIED FINISH TO BLOODING |
| CL | CL |
| CR | CR |
| DR | DR |
| GL | GL |
| GR | GR |
| HA | HA |
| MA | MA |
| PA | PA |
| RA | RA |
| SA | SA |
| TA | TA |
| VA | VA |
| WA | WA |
| XA | XA |
| YA | YA |
| ZA | ZA |

| NOTE | |
|------|-------------------------------------------------------------|
| 1 | EXTERNAL WALL MATERIALS COLOURED TO MATCH EXISTING BUILDING |
| 2 | ROOFING TO BE COLOURED GREY |

| REV | DESCRIPTION | DATE |
|-----|-----------------|----------|
| A | Revised drawing | 15/10/10 |
| B | Revised drawing | 14/11/10 |

Proposed Tourist Cabin Development
for Simic & Baxter Investments Pty Ltd
At 196 River Road, Sussex Inlet

W www.edmj.com.au
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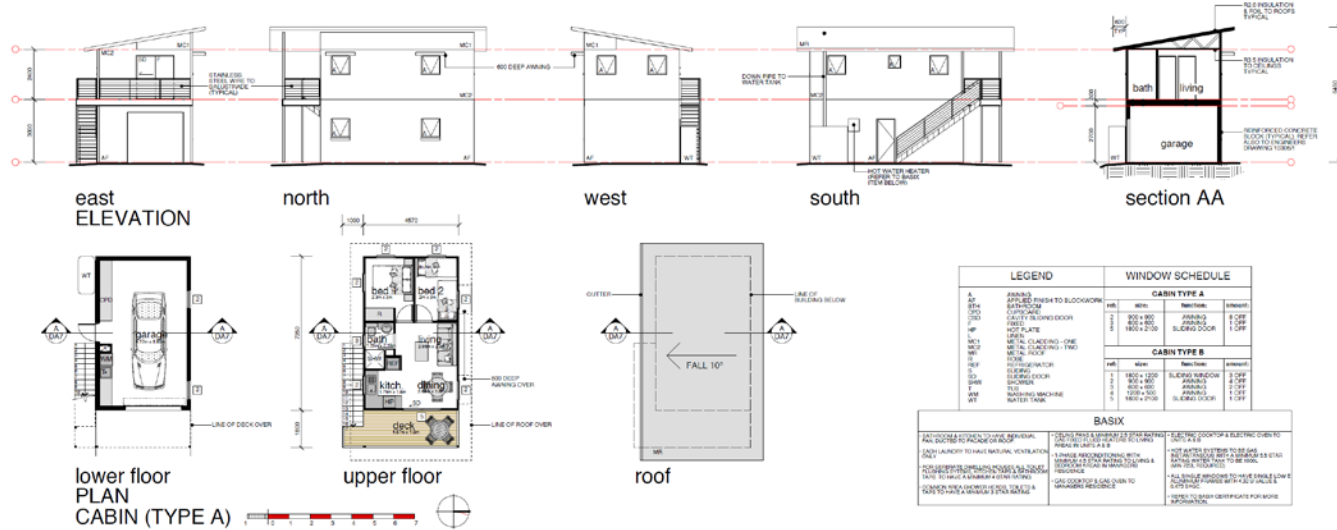
WOLLONGONG
10 Belmore Street
Wollongong
NSW 2500
T 02 42 241 387
F 02 42 286 405

PROJECT # 09 0034
DRAWN BY May 2010
CHECKED AC
SCALE 1:100 @ A1

DA6 B

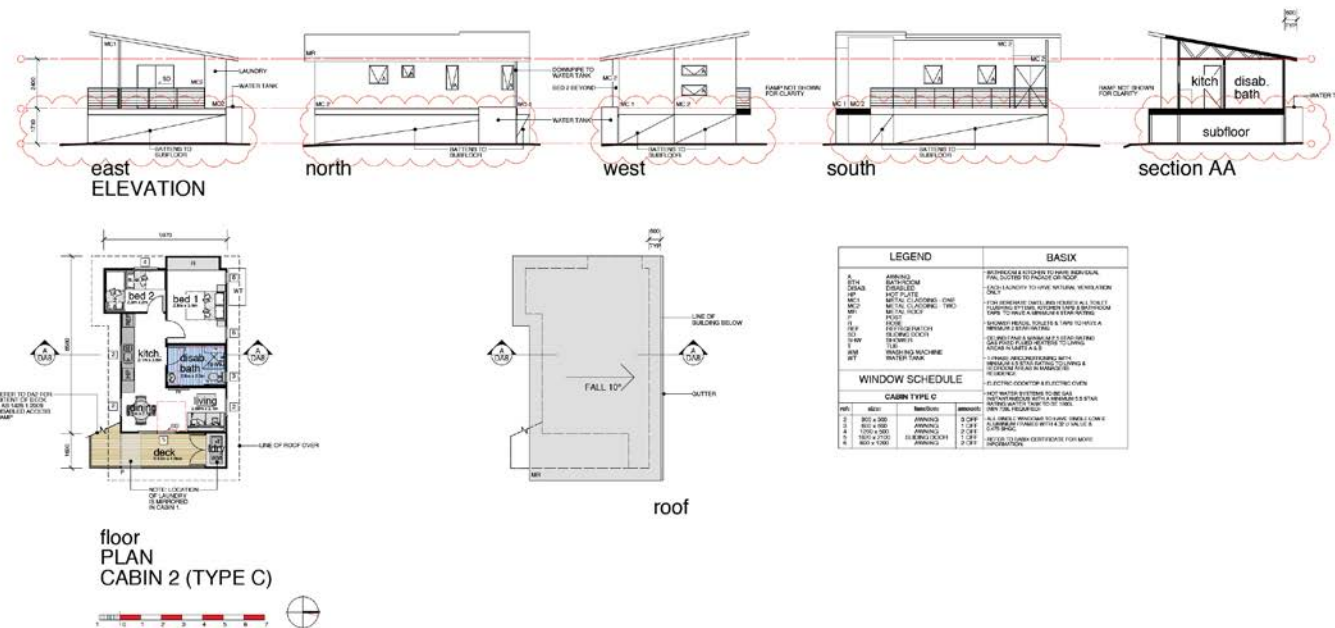


south-west view
CABIN (TYPE B)



north-east view
CABIN (TYPE A)

| LEGEND | | WINDOW SCHEDULE | | | |
|--------|-----------------------------|-----------------|------|------|------|
| AF | APPLIED FINISH TO BLOCKWORK | CABIN TYPE A | | | |
| CH | CHIMNEY | W1 | W2 | W3 | W4 |
| CD | CEILING DOOR | W5 | W6 | W7 | W8 |
| CP | CURTAIN | W9 | W10 | W11 | W12 |
| EP | EXTENDED PLATE | W13 | W14 | W15 | W16 |
| FP | FLOOR FINISH | W17 | W18 | W19 | W20 |
| GP | GLASS PARTITION | W21 | W22 | W23 | W24 |
| HP | HOT PLATE | W25 | W26 | W27 | W28 |
| IP | INSULATION | W29 | W30 | W31 | W32 |
| JP | JUNCTION | W33 | W34 | W35 | W36 |
| LP | LINE OF FINISH | W37 | W38 | W39 | W40 |
| MP | MATERIAL | W41 | W42 | W43 | W44 |
| NP | NOSE FINISH | W45 | W46 | W47 | W48 |
| OP | OUTLET | W49 | W50 | W51 | W52 |
| PP | PIPE | W53 | W54 | W55 | W56 |
| RP | ROOF FINISH | W57 | W58 | W59 | W60 |
| SP | STAIR | W61 | W62 | W63 | W64 |
| TP | TOILET | W65 | W66 | W67 | W68 |
| UP | UPPER FINISH | W69 | W70 | W71 | W72 |
| VP | VENTILATION | W73 | W74 | W75 | W76 |
| WP | WATER PARTITION | W77 | W78 | W79 | W80 |
| XP | WATER PARTITION | W81 | W82 | W83 | W84 |
| YP | WATER PARTITION | W85 | W86 | W87 | W88 |
| ZP | WATER PARTITION | W89 | W90 | W91 | W92 |
| AP | APPLIED FINISH TO BLOCKWORK | W93 | W94 | W95 | W96 |
| BP | BLOCKWORK | W97 | W98 | W99 | W100 |
| CP | CURTAIN | W101 | W102 | W103 | W104 |
| DP | DECK | W105 | W106 | W107 | W108 |
| EP | EXTENDED PLATE | W109 | W110 | W111 | W112 |
| FP | FLOOR FINISH | W113 | W114 | W115 | W116 |
| GP | GLASS PARTITION | W117 | W118 | W119 | W120 |
| HP | HOT PLATE | W121 | W122 | W123 | W124 |
| IP | INSULATION | W125 | W126 | W127 | W128 |
| JP | JUNCTION | W129 | W130 | W131 | W132 |
| LP | LINE OF FINISH | W133 | W134 | W135 | W136 |
| MP | MATERIAL | W137 | W138 | W139 | W140 |
| NP | NOSE FINISH | W141 | W142 | W143 | W144 |
| OP | OUTLET | W145 | W146 | W147 | W148 |
| PP | PIPE | W149 | W150 | W151 | W152 |
| RP | ROOF FINISH | W153 | W154 | W155 | W156 |
| SP | STAIR | W157 | W158 | W159 | W160 |
| TP | TOILET | W161 | W162 | W163 | W164 |
| UP | UPPER FINISH | W165 | W166 | W167 | W168 |
| VP | VENTILATION | W169 | W170 | W171 | W172 |
| WP | WATER PARTITION | W173 | W174 | W175 | W176 |
| XP | WATER PARTITION | W177 | W178 | W179 | W180 |
| YP | WATER PARTITION | W181 | W182 | W183 | W184 |
| ZP | WATER PARTITION | W185 | W186 | W187 | W188 |
| AP | APPLIED FINISH TO BLOCKWORK | W189 | W190 | W191 | W192 |
| BP | BLOCKWORK | W193 | W194 | W195 | W196 |
| CP | CURTAIN | W197 | W198 | W199 | W200 |
| DP | DECK | W201 | W202 | W203 | W204 |
| EP | EXTENDED PLATE | W205 | W206 | W207 | W208 |
| FP | FLOOR FINISH | W209 | W210 | W211 | W212 |
| GP | GLASS PARTITION | W213 | W214 | W215 | W216 |
| HP | HOT PLATE | W217 | W218 | W219 | W220 |
| IP | INSULATION | W221 | W222 | W223 | W224 |
| JP | JUNCTION | W225 | W226 | W227 | W228 |
| LP | LINE OF FINISH | W229 | W230 | W231 | W232 |
| MP | MATERIAL | W233 | W234 | W235 | W236 |
| NP | NOSE FINISH | W237 | W238 | W239 | W240 |
| OP | OUTLET | W241 | W242 | W243 | W244 |
| PP | PIPE | W245 | W246 | W247 | W248 |
| RP | ROOF FINISH | W249 | W250 | W251 | W252 |
| SP | STAIR | W253 | W254 | W255 | W256 |
| TP | TOILET | W257 | W258 | W259 | W260 |
| UP | UPPER FINISH | W261 | W262 | W263 | W264 |
| VP | VENTILATION | W265 | W266 | W267 | W268 |
| WP | WATER PARTITION | W269 | W270 | W271 | W272 |
| XP | WATER PARTITION | W273 | W274 | W275 | W276 |
| YP | WATER PARTITION | W277 | W278 | W279 | W280 |
| ZP | WATER PARTITION | W281 | W282 | W283 | W284 |
| AP | APPLIED FINISH TO BLOCKWORK | W285 | W286 | W287 | W288 |
| BP | BLOCKWORK | W289 | W290 | W291 | W292 |
| CP | CURTAIN | W293 | W294 | W295 | W296 |
| DP | DECK | W297 | W298 | W299 | W300 |
| EP | EXTENDED PLATE | W301 | W302 | W303 | W304 |
| FP | FLOOR FINISH | W305 | W306 | W307 | W308 |
| GP | GLASS PARTITION | W309 | W310 | W311 | W312 |
| HP | HOT PLATE | W313 | W314 | W315 | W316 |
| IP | INSULATION | W317 | W318 | W319 | W320 |
| JP | JUNCTION | W321 | W322 | W323 | W324 |
| LP | LINE OF FINISH | W325 | W326 | W327 | W328 |
| MP | MATERIAL | W329 | W330 | W331 | W332 |
| NP | NOSE FINISH | W333 | W334 | W335 | W336 |
| OP | OUTLET | W337 | W338 | W339 | W340 |
| PP | PIPE | W341 | W342 | W343 | W344 |
| RP | ROOF FINISH | W345 | W346 | W347 | W348 |
| SP | STAIR | W349 | W350 | W351 | W352 |
| TP | TOILET | W353 | W354 | W355 | W356 |
| UP | UPPER FINISH | W357 | W358 | W359 | W360 |
| VP | VENTILATION | W361 | W362 | W363 | W364 |
| WP | WATER PARTITION | W365 | W366 | W367 | W368 |
| XP | WATER PARTITION | W369 | W370 | W371 | W372 |
| YP | WATER PARTITION | W373 | W374 | W375 | W376 |
| ZP | WATER PARTITION | W377 | W378 | W379 | W380 |
| AP | APPLIED FINISH TO BLOCKWORK | W381 | W382 | W383 | W384 |
| BP | BLOCKWORK | W385 | W386 | W387 | W388 |
| CP | CURTAIN | W389 | W390 | W391 | W392 |
| DP | DECK | W393 | W394 | W395 | W396 |
| EP | EXTENDED PLATE | W397 | W398 | W399 | W400 |
| FP | FLOOR FINISH | W401 | W402 | W403 | W404 |
| GP | GLASS PARTITION | W405 | W406 | W407 | W408 |
| HP | HOT PLATE | W409 | W410 | W411 | W412 |
| IP | INSULATION | W413 | W414 | W415 | W416 |
| JP | JUNCTION | W417 | W418 | W419 | W420 |
| LP | LINE OF FINISH | W421 | W422 | W423 | W424 |
| MP | MATERIAL | W425 | W426 | W427 | W428 |
| NP | NOSE FINISH | W429 | W430 | W431 | W432 |
| OP | OUTLET | W433 | W434 | W435 | W436 |
| PP | PIPE | W437 | W438 | W439 | W440 |
| RP | ROOF FINISH | W441 | W442 | W443 | W444 |
| SP | STAIR | W445 | W446 | W447 | W448 |
| TP | TOILET | W449 | W450 | W451 | W452 |
| UP | UPPER FINISH | W453 | W454 | W455 | W456 |
| VP | VENTILATION | W457 | W458 | W459 | W460 |
| WP | WATER PARTITION | W461 | W462 | W463 | W464 |
| XP | WATER PARTITION | W465 | W466 | W467 | W468 |
| YP | WATER PARTITION | W469 | W470 | W471 | W472 |
| ZP | WATER PARTITION | W473 | W474 | W475 | W476 |
| AP | APPLIED FINISH TO BLOCKWORK | W477 | W478 | W479 | W480 |
| BP | BLOCKWORK | W481 | W482 | W483 | W484 |
| CP | CURTAIN | W485 | W486 | W487 | W488 |
| DP | DECK | W489 | W490 | W491 | W492 |
| EP | EXTENDED PLATE | W493 | W494 | W495 | W496 |
| FP | FLOOR FINISH | W497 | W498 | W499 | W500 |
| GP | GLASS PARTITION | W501 | W502 | W503 | W504 |
| HP | HOT PLATE | W505 | W506 | W507 | W508 |
| IP | INSULATION | W509 | W510 | W511 | W512 |
| JP | JUNCTION | W513 | W514 | W515 | W516 |
| LP | LINE OF FINISH | W517 | W518 | W519 | W520 |
| MP | MATERIAL | W521 | W522 | W523 | W524 |
| NP | NOSE FINISH | W525 | W526 | W527 | W528 |
| OP | OUTLET | W529 | W530 | W531 | W532 |
| PP | PIPE | W533 | W534 | W535 | W536 |
| RP | ROOF FINISH | W537 | W538 | W539 | W540 |
| SP | STAIR | W541 | W542 | W543 | W544 |
| TP | TOILET | W545 | W546 | W547 | W548 |
| UP | UPPER FINISH | W549 | W550 | W551 | W552 |
| VP | VENTILATION | W553 | W554 | W555 | W556 |
| WP | WATER PARTITION | W557 | W558 | W559 | W560 |
| XP | WATER PARTITION | W561 | W562 | W563 | W564 |
| YP | WATER PARTITION | W565 | W566 | W567 | W568 |
| ZP | WATER PARTITION | W569 | W570 | W571 | W572 |
| AP | APPLIED FINISH TO BLOCKWORK | W573 | W574 | W575 | W576 |
| BP | BLOCKWORK | W577 | W578 | W579 | W580 |
| CP | CURTAIN | W581 | W582 | W583 | W584 |
| DP | DECK | W585 | W586 | W587 | W588 |
| EP | EXTENDED PLATE | W589 | W590 | W591 | W592 |
| FP | FLOOR FINISH | W593 | W594 | W595 | W596 |
| GP | GLASS PARTITION | W597 | W598 | W599 | W600 |
| HP | HOT PLATE | W601 | W602 | W603 | W604 |
| IP | INSULATION | W605 | W606 | W607 | W608 |
| JP | JUNCTION | W609 | W610 | W611 | W612 |
| LP | LINE OF FINISH | W613 | W614 | W615 | W616 |
| MP | MATERIAL | W617 | W618 | W619 | W620 |
| NP | NOSE FINISH | W621 | W622 | W623 | W624 |
| OP | OUTLET | W625 | W626 | W627 | W628 |
| PP | PIPE | W629 | W630 | W631 | W632 |
| RP | ROOF FINISH | W633 | W634 | W635 | W636 |
| SP | STAIR | W637 | W638 | W639 | W640 |
| TP | TOILET | W641 | W642 | W643 | W644 |
| UP | UPPER FINISH | W645 | W646 | W647 | W648 |
| VP | VENTILATION | W649 | W650 | W651 | W652 |
| WP | WATER PARTITION | W653 | W654 | W655 | W656 |
| XP | WATER PARTITION | W657 | W658 | W659 | W660 |
| YP | WATER PARTITION | W661 | W662 | W663 | W664 |
| ZP | WATER PARTITION | W665 | W666 | W667 | W668 |
| AP | APPLIED FINISH TO BLOCKWORK | W669 | W670 | W671 | W672 |
| BP | BLOCKWORK | W673 | W674 | W675 | W676 |
| CP | CURTAIN | W677 | W678 | W679 | W680 |
| DP | DECK | W681 | W682 | W683 | W684 |
| EP | EXTENDED PLATE | W685 | W686 | W687 | W688 |
| FP | FLOOR FINISH | W689 | W690 | W691 | W692 |
| GP | GLASS PARTITION | W693 | W694 | W695 | W696 |
| HP | HOT PLATE | W697 | W698 | W699 | W700 |
| IP | INSULATION | W701 | W702 | W703 | W704 |
| JP | JUNCTION | W705 | W706 | W707 | W708 |
| LP | LINE OF FINISH | W709 | W710 | W711 | W712 |
| MP | MATERIAL | W713 | W714 | W715 | W716 |
| NP | NOSE FINISH | W717 | W718 | W719 | W720 |
| OP | OUTLET | W721 | W722 | W723 | W724 |
| PP | PIPE | W725 | W726 | W727 | W728 |
| RP | ROOF FINISH | W729 | W730 | W731 | W732 |
| SP | STAIR | W733 | W734 | W735 | W736 |
| TP | TOILET | W737 | W738 | W739 | W740 |
| UP | UPPER FINISH | W741 | W742 | W743 | W744 |
| VP | VENTILATION | W745 | W746 | W747 | W748 |
| WP | WATER PARTITION | W749 | W750 | W751 | W752 |
| XP | WATER PARTITION | W753 | W754 | W755 | W756 |
| YP | WATER PARTITION | W757 | W758 | W759 | W760 |
| ZP | WATER PARTITION | W761 | W762 | W763 | W764 |
| AP | APPLIED FINISH TO BLOCKWORK | W765 | W766 | W767 | W768 |
| BP | BLOCKWORK | W769 | W770 | W771 | W772 |
| CP | CURTAIN | W773 | W774 | W775 | W776 |
| DP | DECK | W777 | W778 | W779 | W780 |
| EP | EXTENDED PLATE | W781 | W782 | W783 | W784 |
| FP | FLOOR FINISH | W785 | W786 | | |



| LEGEND | | BASIX | |
|--------|--------|-------|------------------------------------|
| 1.1 | APPROX | 2.1 | REQUIREMENTS TO BE MET BY DESIGNER |
| 1.2 | APPROX | 2.2 | REQUIREMENTS TO BE MET BY DESIGNER |
| 1.3 | APPROX | 2.3 | REQUIREMENTS TO BE MET BY DESIGNER |
| 1.4 | APPROX | 2.4 | REQUIREMENTS TO BE MET BY DESIGNER |
| 1.5 | APPROX | 2.5 | REQUIREMENTS TO BE MET BY DESIGNER |
| 1.6 | APPROX | 2.6 | REQUIREMENTS TO BE MET BY DESIGNER |
| 1.7 | APPROX | 2.7 | REQUIREMENTS TO BE MET BY DESIGNER |
| 1.8 | APPROX | 2.8 | REQUIREMENTS TO BE MET BY DESIGNER |
| 1.9 | APPROX | 2.9 | REQUIREMENTS TO BE MET BY DESIGNER |
| 1.10 | APPROX | 2.10 | REQUIREMENTS TO BE MET BY DESIGNER |
| 1.11 | APPROX | 2.11 | REQUIREMENTS TO BE MET BY DESIGNER |
| 1.12 | APPROX | 2.12 | REQUIREMENTS TO BE MET BY DESIGNER |
| 1.13 | APPROX | 2.13 | REQUIREMENTS TO BE MET BY DESIGNER |
| 1.14 | APPROX | 2.14 | REQUIREMENTS TO BE MET BY DESIGNER |
| 1.15 | APPROX | 2.15 | REQUIREMENTS TO BE MET BY DESIGNER |
| 1.16 | APPROX | 2.16 | REQUIREMENTS TO BE MET BY DESIGNER |
| 1.17 | APPROX | 2.17 | REQUIREMENTS TO BE MET BY DESIGNER |
| 1.18 | APPROX | 2.18 | REQUIREMENTS TO BE MET BY DESIGNER |
| 1.19 | APPROX | 2.19 | REQUIREMENTS TO BE MET BY DESIGNER |
| 1.20 | APPROX | 2.20 | REQUIREMENTS TO BE MET BY DESIGNER |

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CHECKED SR
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