



PROJECT DESCRIPTION

The proposed development is located on a prominent and strategically important site on Sealy Lookout Drive, just north of Coffs Harbour. Sealy Lookout Drive follows the Ridgeline at the top of the site and forms the sites' south-western boundary. This ridge crest forms part of the Gungali Dreaming Story that tells of the Gungalia ancestors travelling along the ridge line to Sealy Lookout from Mount Coramba/ Nana Glen. The termination of the Dreaming Story is at Macauleys Headland in Diggers Beach.

The proposal develops along the contours of the site in rows stepping down the hill. In the centre of the upper site, an elevated curved form creates a large flat terrace area as the heart of the proposal. This area becomes the main gathering space to impart knowledge through story telling and visual medium. By curving the main building form it better follows the contour of the land and provides a sweep of views from the hills out to the ocean and Solitary Islands, mirroring the crescent shaped coastline and the form of the Korora Basin, that is the predominant and stunning view from the site. It also reflects the local Gumbaynggirr stories of the hills and the ocean, the link between the two and their importance to Gumbaynggirr people.

The cabins, placed around the central communal area across the upper site area, are conceived as a circle, a common image in indigenous art. This also reflects the desire for the cabins to be seen as a small microcosm of the site planning proper - the curved form creating external spaces - a sheltering form that can stand alone. The cabins are intended to be completely self-sufficient. Generating their own power, capturing their own water. All buildings are intended as simple structures, providing shelter and minimising impact when viewed from the surrounds.

DRAWING SCHEDULE			
drawing no	dwg name	Issue	Revision/Date
100	Title page + contents	B	A/04.04.22
101	Site plan	B	A/04.04.22
102	Reserve plan	B	A/04.04.22
103	Upper site plan	B	A/04.04.22
104	Lower site plan	B	A/04.04.22
105	Upper - Roof plan	B	A/04.04.22
106	Upper - Floor plan	B	A/04.04.22
107	Upper- Subfloor plan	B	A/04.04.22
108	Lower floor plan	B	A/04.04.22
109	Site plan - RFS	B	A/04.04.22
110	Upper site plan - RFS	B	A/04.04.22
111	Site analysis	B	A/04.04.22
201	Overall elevations + cross section	B	A/04.04.22
202	Communal building elevations	B	A/04.04.22
203	Detail sections	B	A/04.04.22
204	Cabins	B	A/04.04.22
205	Section - RFS	B	A/04.04.22
301	Material board	B	A/04.04.22

Walknorth and Steve Gorrell Architects would like to acknowledge the traditional custodians of the Coffs Coast, the Gumbaynggirr people, and pay our respects to Elders past, present and emerging

NOTES

B	4/4/22	DA Submission
A	29/07/21	PRE DA consultants

ISSUE	DATE	ISSUE NOTE
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A	4/4/22	DA Lodgement
REVISION	DATE	REVISION NOTE

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PROJECT
Yilaami Eco-Tourist Facility

ADDRESS
97 Sealy Lookout Drvie, Korora

CLIENT
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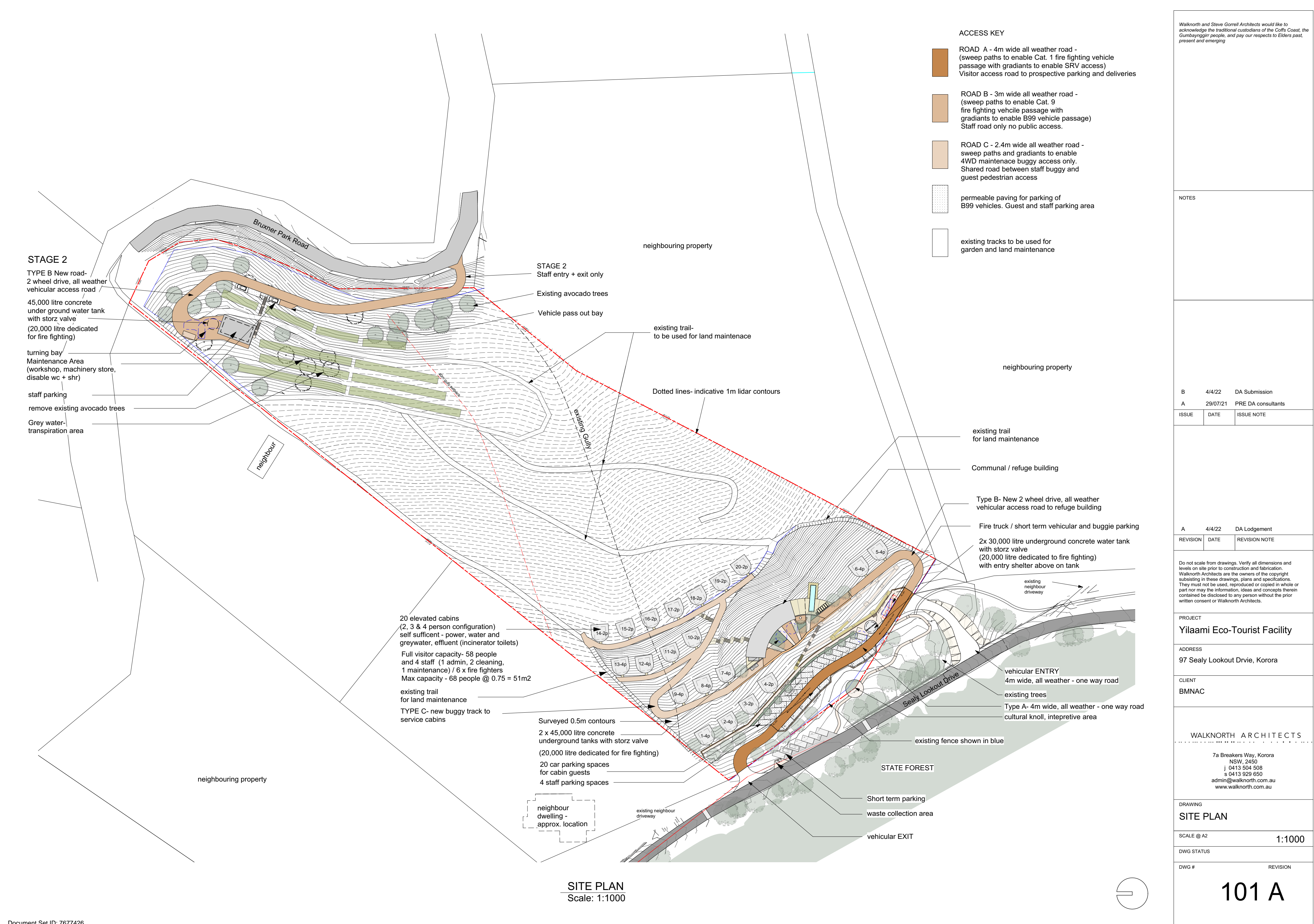
DRAWING
TITLE PAGE + CONTENTS

SCALE @ A2
N/A

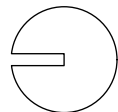
DWG STATUS

DWG #
REVISION

100 A



SITE PLAN
Scale: 1:1000



ACCESS KEY

- ROAD A - 4m wide all weather road - (sweep paths to enable Cat. 1 fire fighting vehicle passage with gradients to enable SRV access) Visitor access road to prospective parking and deliveries
- ROAD B - 3m wide all weather road - (sweep paths to enable Cat. 9 fire fighting vehicle passage with gradients to enable B99 vehicle passage) Staff road only no public access.
- ROAD C - 2.4m wide all weather road - sweep paths and gradients to enable 4WD maintenance buggy access only. Shared road between staff buggy and guest pedestrian access
- permeable paving for parking of B99 vehicles. Guest and staff parking area
- existing tracks to be used for garden and land maintenance

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DRAWING

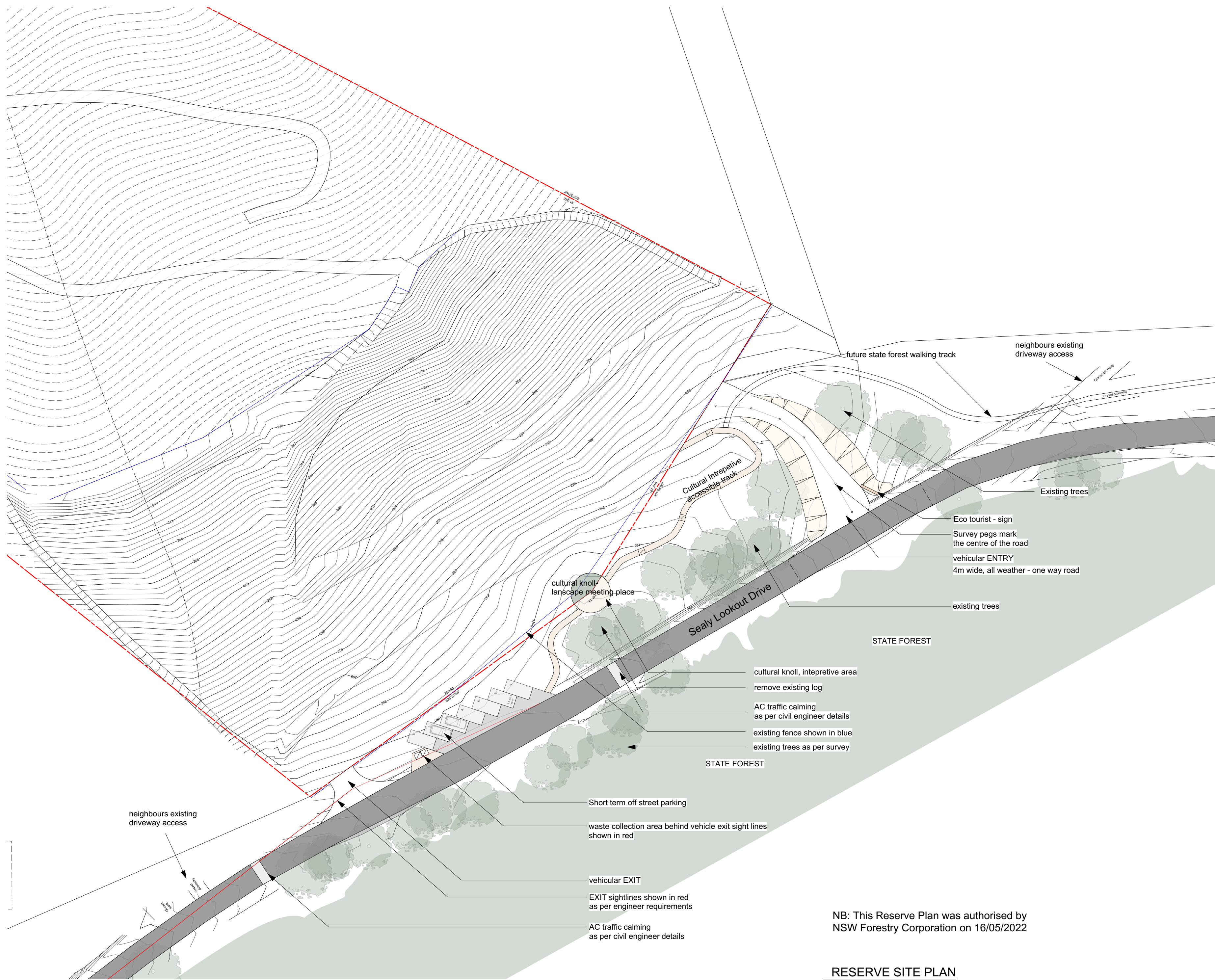
SITE PLAN

SCALE @ A2 1:1000

DWG STATUS

DWG # REVISION

101 A



NB: This Reserve Plan was authorised by
NSW Forestry Corporation on 16/05/2022

RESERVE SITE PLAN
Scale: 1:500

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REVISION	DATE	REVISION NOTE

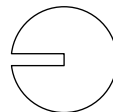
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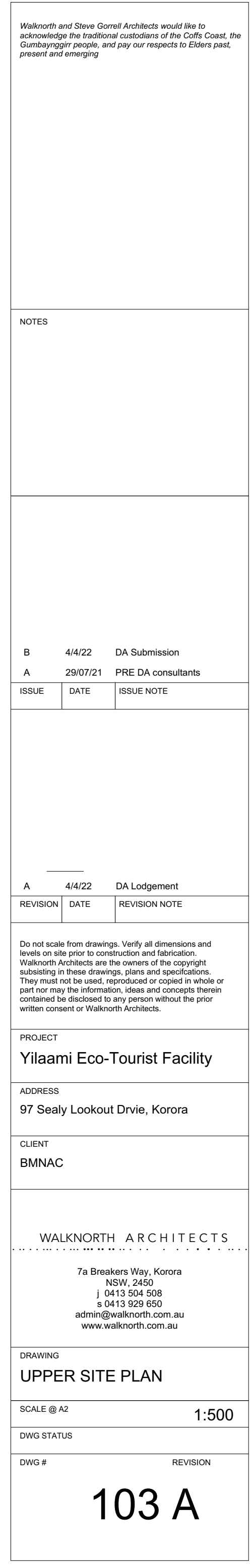
PROJECT
NSW Forestry Corporation- Cultural Precinct
ADDRESS
Orara East State Forest, Sealy Lookout Drive
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7a Breakers Way, Korora NSW, 2450 j 0413 504 508 s 0413 929 650 admin@walknorth.com.au www.walknorth.com.au

DRAWING	
RESERVE PLAN	
SCALE @ A2	1.500
DWG STATUS	
DWG #	REVISION

102 A





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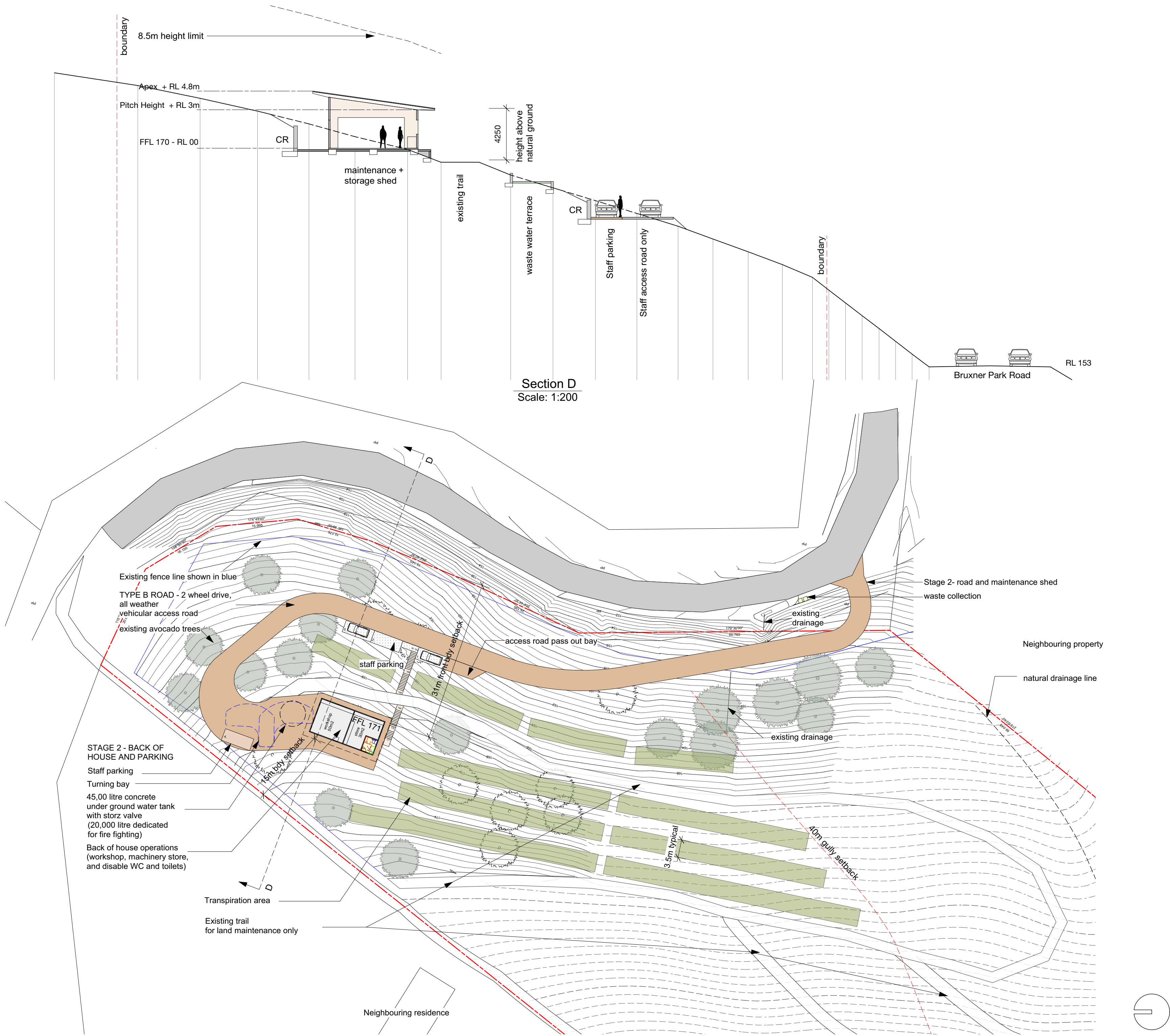
7a Breakers Way, Korora
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DRAWING

LOWER SITE PLAN

SCALE @ A2	1.500
DWG STATUS	
DWG #	REVISION

104 A



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DRAWING

UPPER - ROOF PLAN

SCALE @ A2

1.200

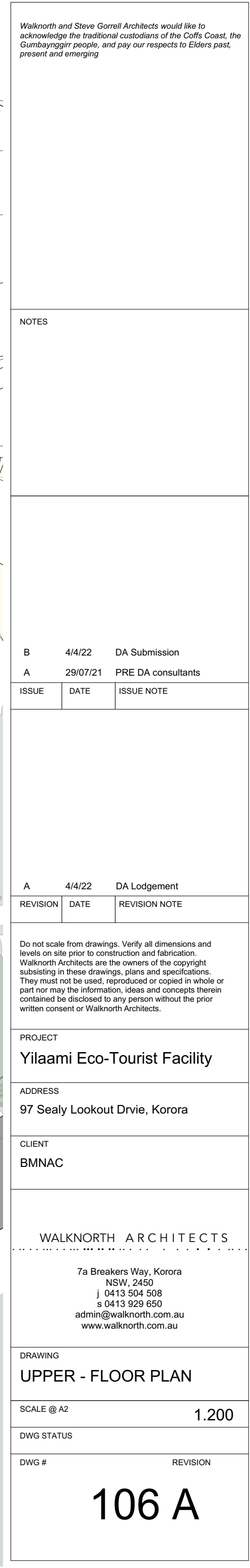
DWG STATUS

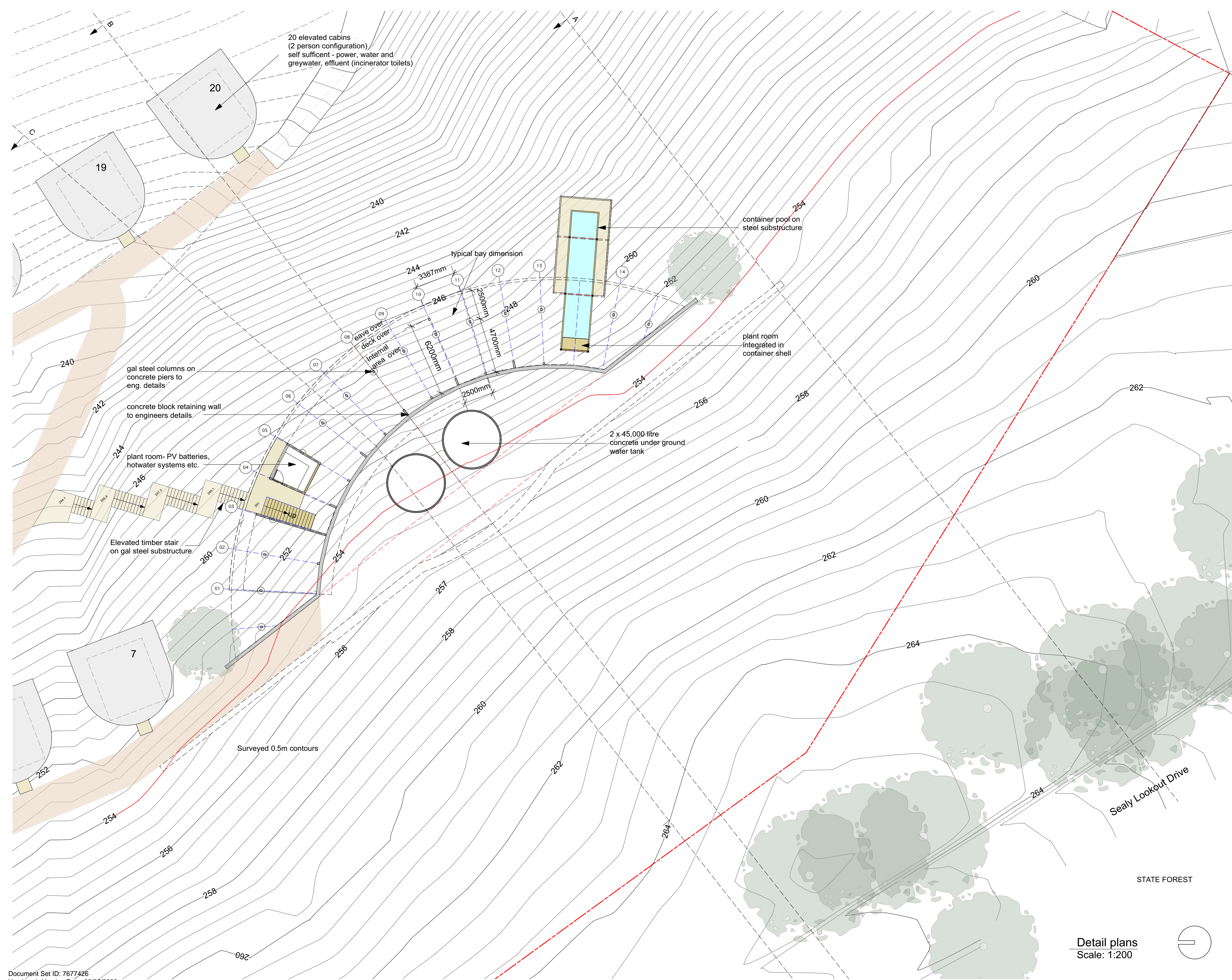
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105 A







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A 4/4/22 DA Lodgement

REVISION	DATE	REVISION NOTE
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DRAWING

UPPER- SUBFLOOR PLAN

SCALE @ A2	1.200
DWG STATUS	
DWG #	REVISION

Detail plans
Scale: 1:200

STATE FOREST

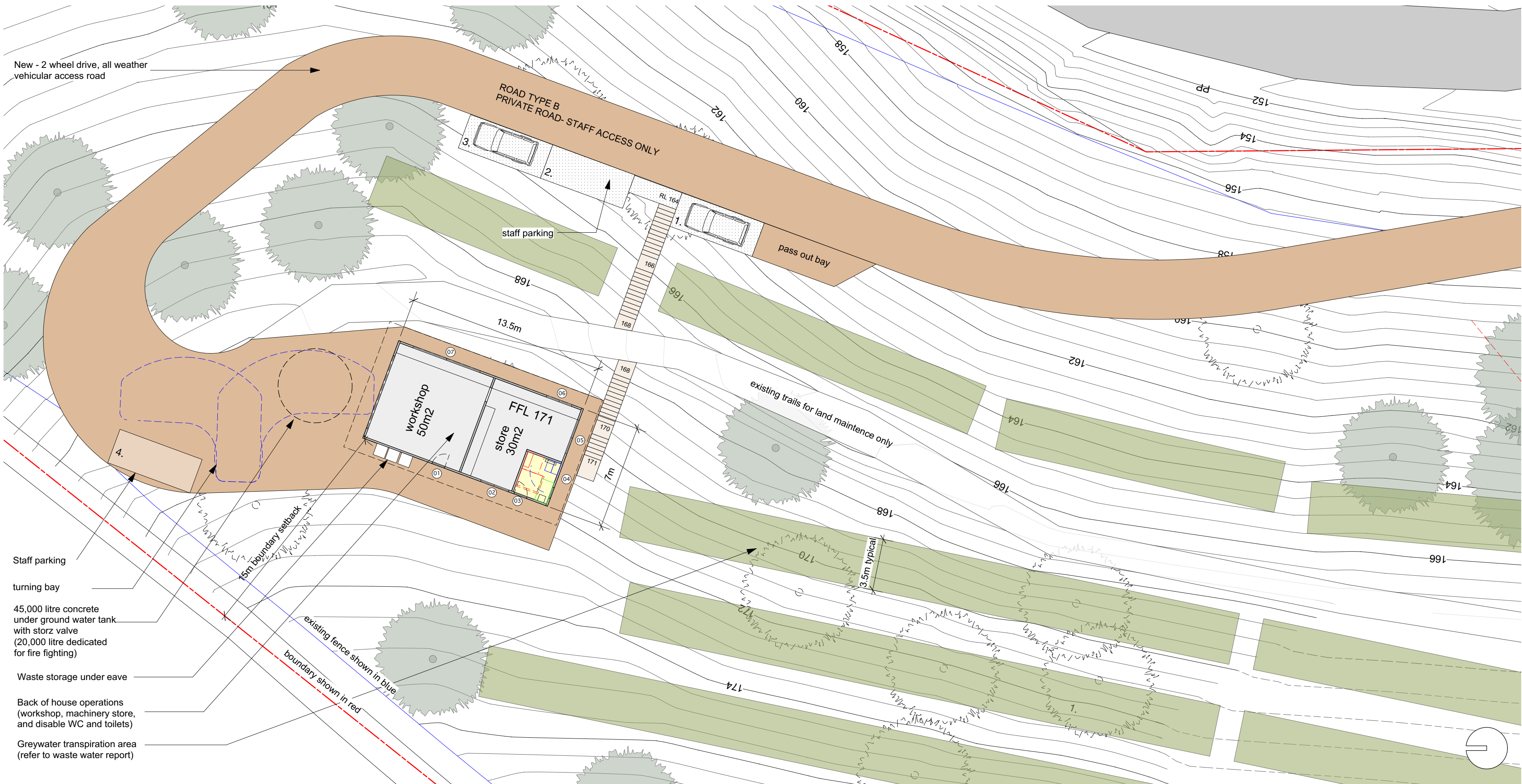
Sealy Lookout Drive

107 A

- External Material Key
- CB colour bond roofing (windspray)
 - G half round gutter (windspray)
 - HS Hardwood batten screen
 - HC Hardwood cladding
 - HD Hardwood decking
 - ALD Aluminium sliding doors (monument)
 - ALW Aluminium sliding windows (monument)
 - HSD hardwood sliding door
 - SSB Stainless steel balustrade
 - HSB Hardwood + stainless steel composite balustrade
 - BS CFC cladding (ie barestone)
 - HG Highlight glass

- Structural Key
- CR- Concrete retaining wall
 - SR- Sandstone retaining wall
 - SC- Steel columns (coated)
 - SP- SHS purlins (coated)
 - SB- Steel bearers (coated)
 - HJ- Hardwood joists
 - HP- Hardwood posts

- Internal Material Key
- HF- Hardwood T+ G floor
 - HLC- Hardwood lining boards ceiling
 - HL- Hardwood lining boards
 - BS- Compressed fibre cement sheeting
 - SC- Solid core door



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DRAWING

LOWER- FLOOR PLAN

SCALE @ A2	1.200
DWG STATUS	
DWG #	REVISION

108 A

.TYPE B ROAD- 2 wheel, all weather vehicular access road to
refuge building for Cat. 9 vehicle access

staff parking

STAGE 2

45,000 litre concrete
under ground water tank
with storz valve
(10,000 litre dedicated
for fire fighting)

Cat. 9 vehicle parking
and turning bay

Maintenance Area
(workshop, machinery store,
disable wc + shr)

pass-out bay

Grey water-
transpiration area

neighbour

REMAINING PROPERTY
LANDSCAPED AREAS
TO BE MANAGED AS AN
OUTER PROTECTION AREA

REFUGE AREA SIZE

Full visitor capacity- 58 people
and 4 staff (1 admin, 2 cleaning,
1 maintenance).
If a fire incident occurs then allow
for 6 fire-fighters (4 in Cat. 1 tanker
and 2 in Cat. 9 vehicle).

TOTAL PERSONS 68.

Design and Construction of Community Bushfire Refuges (DCCBR)
-Australian Building Codes Board and Fire Commissioner of Victoria
Part 2 Design Requirements
Section 2.4 Acceptable Standards

Table 1, REFUGE LOCATION
Refuge at a sufficient distance to avoid Radiant Heat Flux of 10kw
or constructed to FRL 60/60/60

Table 1, PROVISION OF TENABLE CONDITIONS

Floor Area	0.75m2 / person
Volume	1.2m3 / person

NCC 2014 Building Code of Australia - Vol 1 (BCA)
Part D 1 . 13 Numbet of persons Accommodated

Bar standing	0.5m2 / person
Bar seated	1m2 / person
Multi-purpose hall	1m2 / person
Theatre/Public hall	1m2 / person

**On balance the area of the refuge will be based on 0.75m2 / person.
This equates to an area of 51m2 (68 x 0.75)**

Given the resort will not operate from Severe fire conditions upwards it is
highly unlikely to ever need to accommodate a full visitor capacity of 58 guests.

Therefore using the larger BCA requirements of 1m2 / person is un-necessary.
Further these areas are based on occupation of a space for a longer period. In
the case of the Yilaami eco-tourist facility the refuge will only be used in a closed
situation for a short period of time (up to a few hours). Indeed the DCCBR specifies
60mins as the period of time that refuges are needed to be functioning in a closed
situation to resist a fire front.

STAGE 2 VEHICULAR ENTRY -
Staff and Cat. 9 fire vehicle
entry + exit only

existing tracks-
to be used for land maintenance

existing tracks-
to be used for land maintenance

Dotted lines- indicative 1m lidar contours

existing tracks-
to be used for land maintenance

RESORT CABIN AND COMMUNAL
LANDSCAPED AREAS
TO BE MANAGED AS AN
INNER PROTECTION AREA

Cat. 1 Fire truck parking

fire-fighter pedestrian
access from Cat.1 to refuge

REFUGE BUILDING
to be constructed to
FRL 60/60/60

20 elevated cabins
(2, 3 & 4 person configuration)
self sufficient - power, water and
greywater, effluent (incinerator toilets)

ALL CABINS WITHIN 100m TRAVEL DISTANCE
TO REFUGE BUILDING

TYPE C ROAD- new buggy track to
service cabins

2x 45,000 litre concrete
underground tanks to
service communal building and
pumped to upper holding tanks

SV - Storz valve location together with
2 x 38mm and 2 x 25mm branch
(30m length each) Gravity fed (5m head pressure)
from upper under ground tanks
20,000 litre reserve via under ground pipe.

neighbour
dwelling
approx. location

existing neighbour
driveway

VEHICULAR EXIT

ACCESS KEY

ROAD A - 4m wide all weather road -
(sweep paths to enable Cat. 1 fire fighting
vehicle passage with gradients to enable
SRV access)
Visitor access road to prospective parking
and deliveries

ROAD B - 3m wide all weather road -
(sweep paths to enable Cat. 9
fire fighting vehicle passage with
gradients to enable B99 vehicle passage)
Staff road only no public access.

ROAD C - 2.4m wide all weather road -
sweep paths and gradients to enable
4WD maintenace buggy access only.
Shared road between staff buggy and
guest pedestrian access

permeable paving for parking of
B99 vehicles. Guest and staff parking area

existing tracks to be used for
garden and land maintenance

Pedestrian access path for fire fighters from
Cat. 1 parking area to the refuge building
via elevated stairs, ramps and all weather
path on grade

NOTE PLAN to be read inconjunction with
BLACK ASH Consulting -
Emergency Management & Evacuation Plan

TYPE B ROAD- 2 wheel, all weather vehicular access
road to refuge building for Cat. 9 vehicle access

TYPE A ROAD -
min. 4m wide, all weather - one way road

Steel Lockable access gate to prevent vehicle
access when the facility is closed. Duty manager to close
gate when vacating the facility as the last
person to leave.
Displayed signage advises firefighters that the facility
is vacant and they can attend to other properties.

VEHICULAR ENTRY

2 x 30,000 litre concrete underground water tank
fitted with a storz valve (20,000 litre dedicated to fire
fighting) Connected to lower storz valve as indicated
(gravity fed by underground line with 5m head
pressure)

TYPE A ROAD -
min. 4m wide, all weather - one way road

STATE FOREST

cultural knoll, intepretive area

existing fence shown in blue

Guest and staff parking area
on permeable paving

Short term public parking

existing trees

Steel Lockable access gate to prevent vehicle access
when the facility is closed. Duty manager to close
gate when vacating the facility as the last person to leave.
Used to communicate with the local RFS so during a fire
they know that the facility is vacant and they can attend to
other properties.

SITE PLAN
Scale: 1:1000

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NOTES

B 4/4/22 DA Submission

A 29/07/21 PRE DA consultants

ISSUE

DATE

ISSUE NOTE

A 4/4/22 DA Lodgement

REVISION

DATE

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DRAWING

SITE PLAN - RFS ACCESS

SCALE @ A2

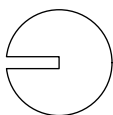
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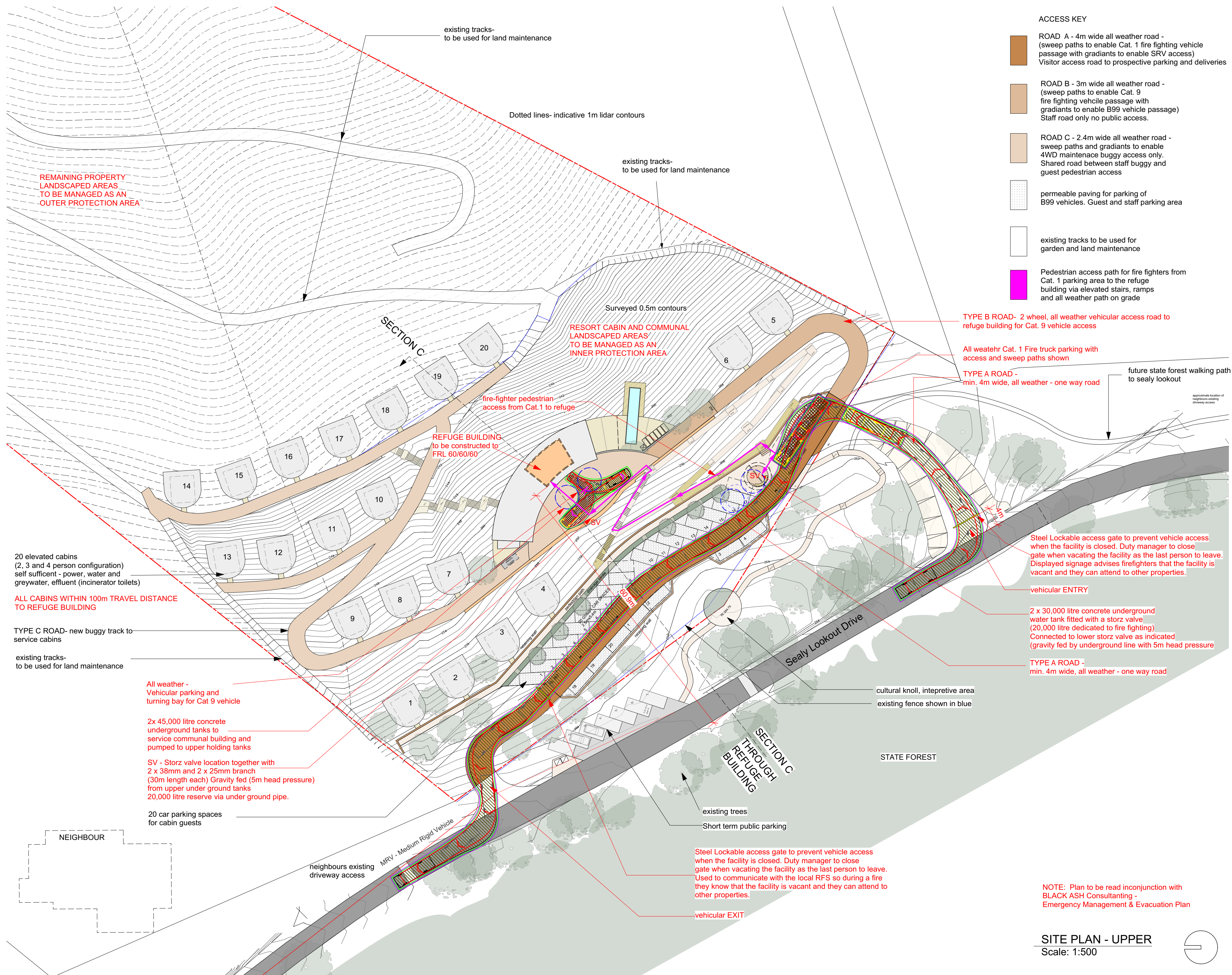
DWG STATUS

DWG #

REVISION

109 A





ACCESS KEY

- ROAD A - 4m wide all weather road -
(sweep paths to enable Cat. 1 fire fighting vehicle
passage with gradients to enable SRV access)
Visitor access road to prospective parking and deliveries
- ROAD B - 3m wide all weather road -
(sweep paths to enable Cat. 9
fire fighting vehicle passage with
gradients to enable B99 vehicle passage)
Staff road only no public access.
- ROAD C - 2.4m wide all weather road -
sweep paths and gradients to enable
4WD maintenace buggy access only.
Shared road between staff buggy and
guest pedestrian access
- permeable paving for parking of
B99 vehicles. Guest and staff parking area
- existing tracks to be used for
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building via elevated stairs, ramps
and all weather path on grade

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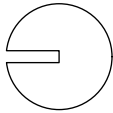
DRAWING
**SITE PLAN- ENTRY AND
PARKING RES**

SCALE @ A2 1:500

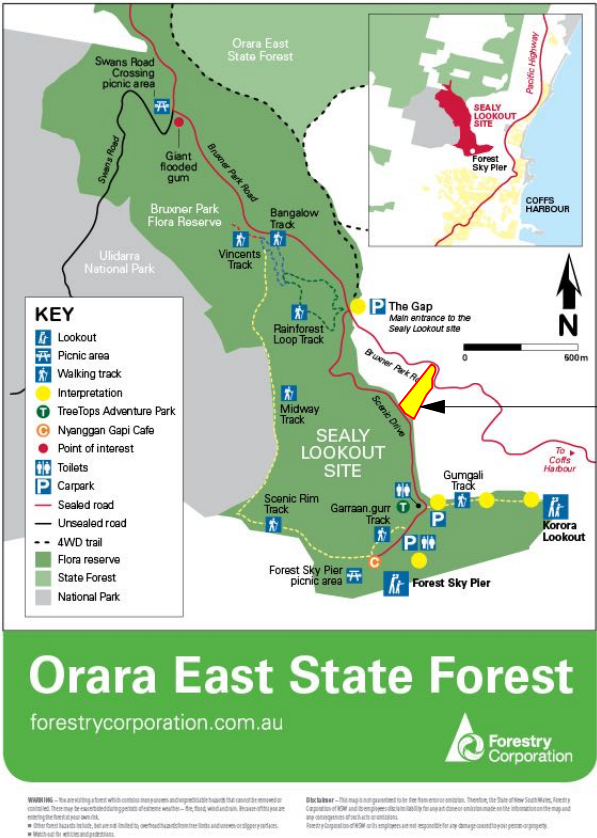
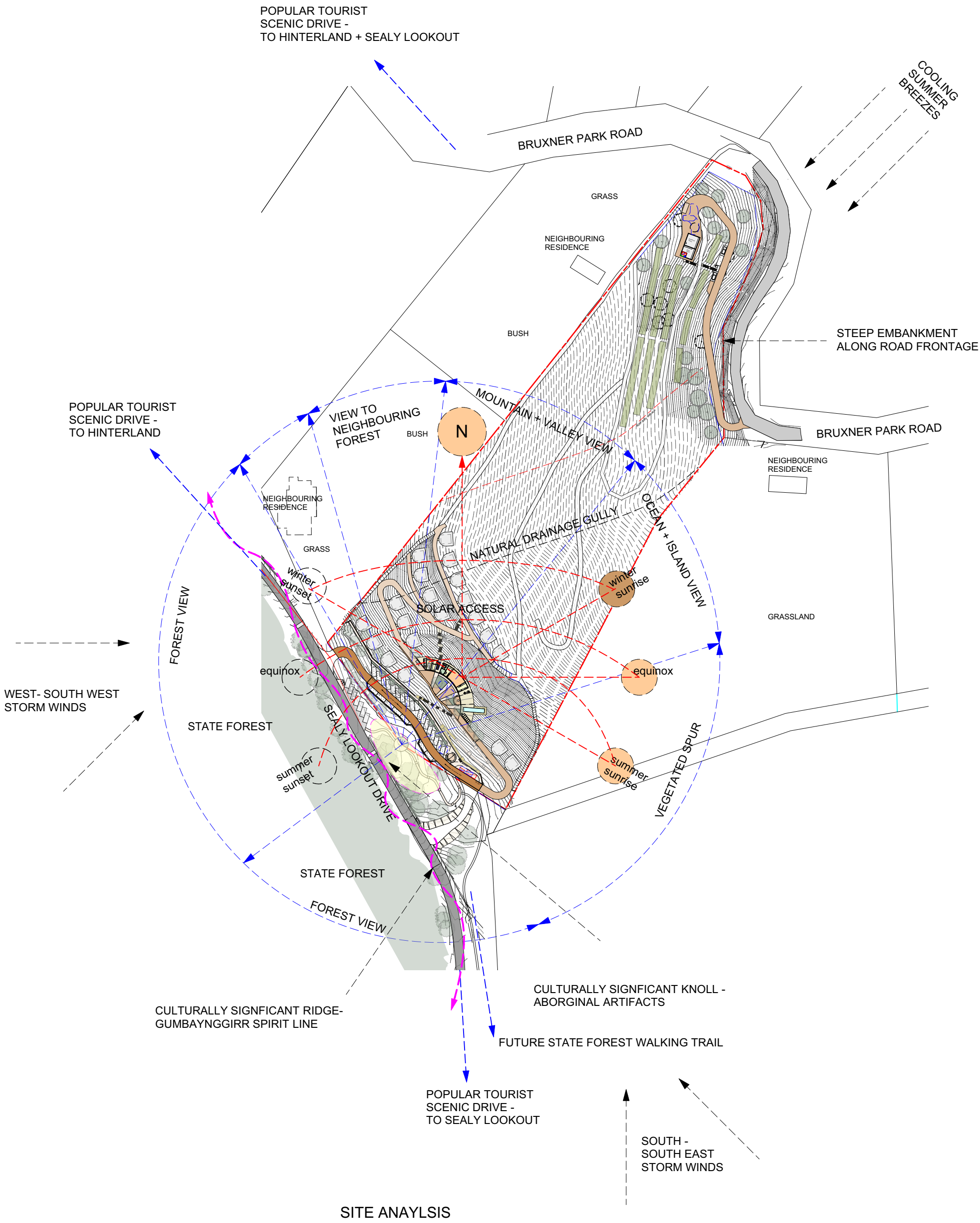
DWG STATUS

DWG # REVISION

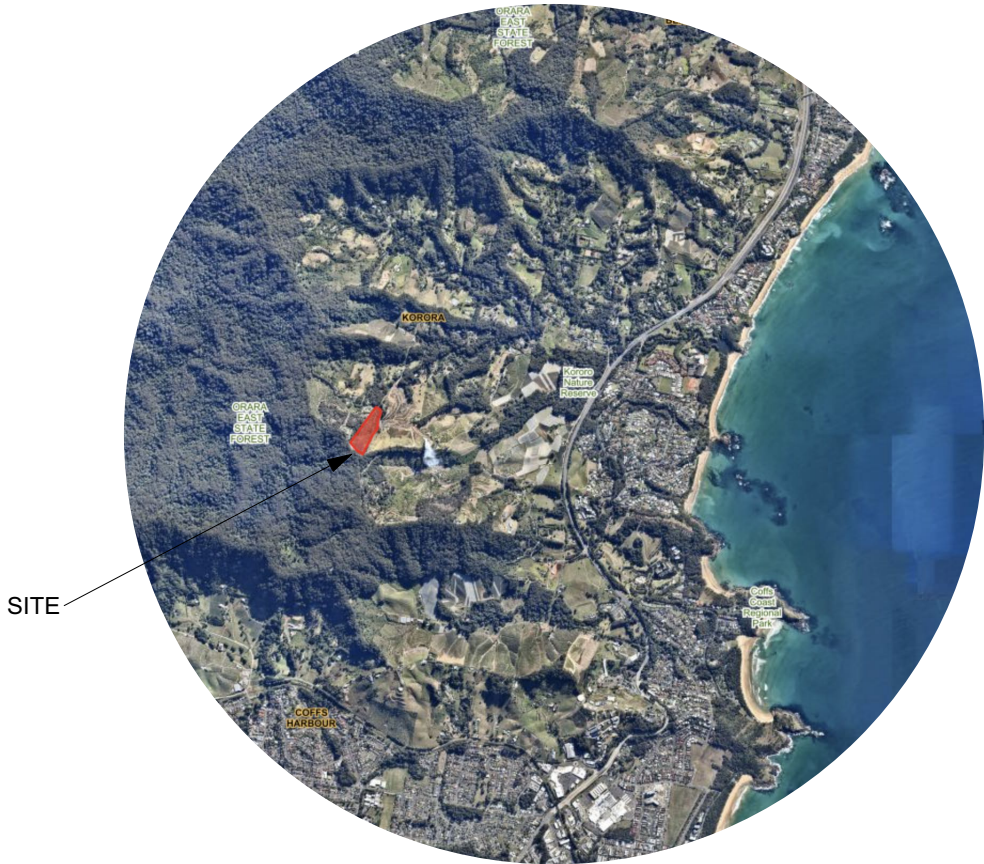
SITE PLAN - UPPER
Scale: 1:500



110 A



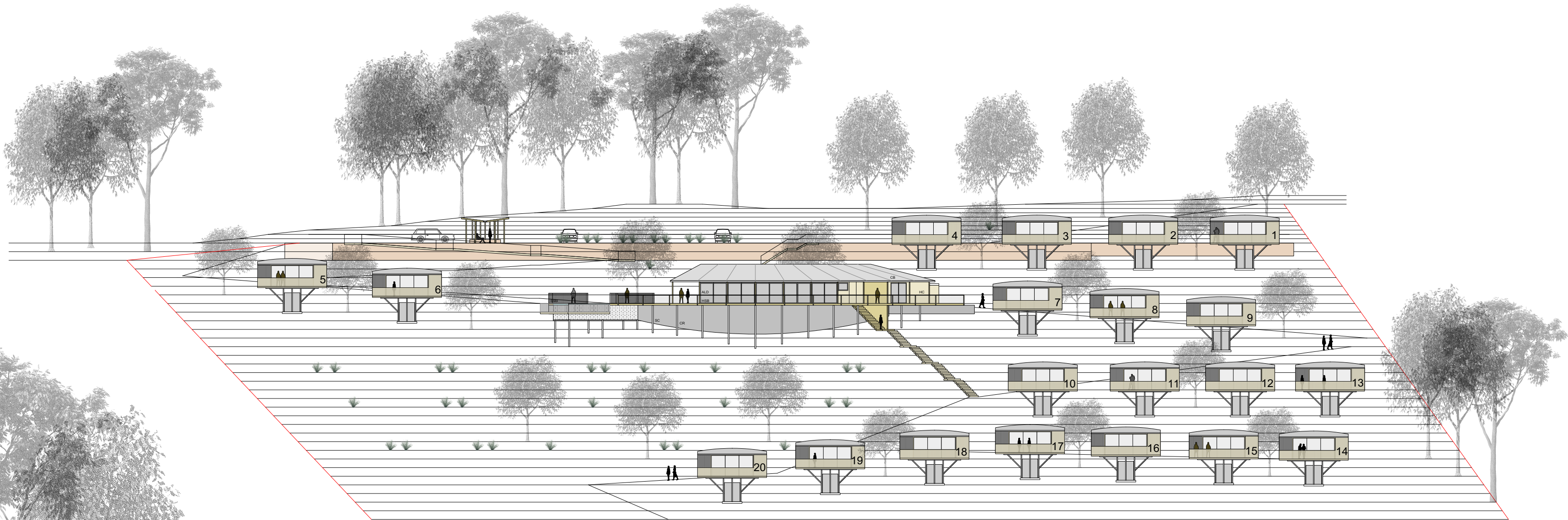
STATE FOREST PRECINCT



LOCATION MAP

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97 Sealy Lookout Drive, Korora		
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7a Breakers Way, Korora NSW, 2450 J 0413 504 508 S 0413 929 650 admin@walknorth.com.au www.walknorth.com.au		
DRAWING		
SITE ANALYSIS		
SCALE @ A2		N/A
DWG STATUS		
DWG #	REVISION	
111 A		



north elevation
Scale: 1:400



Section A
Scale: 1:200

- External Material Key
- CB colour bond roofing (windspray)
 - G half round gutter (windspray)
 - HS Hardwood batten screen
 - HC Hardwood cladding
 - HD Hardwood decking
 - ALD Aluminium sliding doors (monument)
 - ALW Aluminium sliding windows (monument)
 - HSD hardwood sliding door
 - SSB Stainless steel balustrade
 - HSB Hardwood + stainless steel composite balustrade
 - BS CFC cladding (ie barestone)
 - HG Highlight glass
- Structural Key
- CR- Concrete retaining wall
 - SR- Sandstone retaining wall
 - SC- Steel columns (coated)
 - SP- SHS purlins (coated)
 - SB- Steel bearers (coated)
 - HJ- Hardwood joists
 - HP- Hardwood posts
- Internal Material Key
- HF- Hardwood T+ G floor
 - HLC- Hardwood lining boards ceiling
 - HL- Hardwood lining boards
 - BS- Compressed fibre cement sheeting
 - SC- Solid core door

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NOTES

B	4/4/22	DA Submission
A	29/07/21	PRE DA consultants
ISSUE	DATE	ISSUE NOTE

A	4/4/22	DA Lodgement
REVISION	DATE	REVISION NOTE

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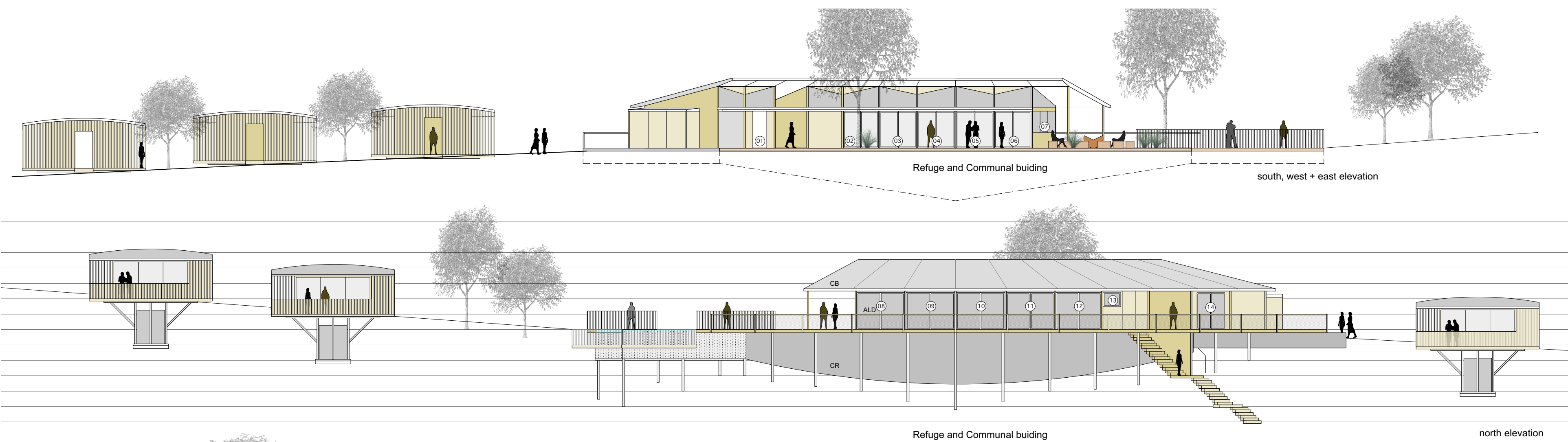
PROJECT
Yilaami Eco-Tourist Facility
ADDRESS
97 Sealy Lookout Drvie, Korora
CLIENT
BMNAC

WALKNORTH ARCHITECTS
7a Breakers Way, Korora NSW, 2450 j 0413 504 508 s 0413 929 650 admin@walknorth.com.au www.walknorth.com.au

DRAWING	
OVERALL ELEVATION + SECTION A	
SCALE @ A2	1:400, 1.200
DWG STATUS	

DWG #	REVISION
-------	----------

201 A



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NOTES

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PROJECT

Yilaami Eco-Tourist Facility

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DRAWING

COMMUNAL BUILDING
ELEVATIONS + SECTION B

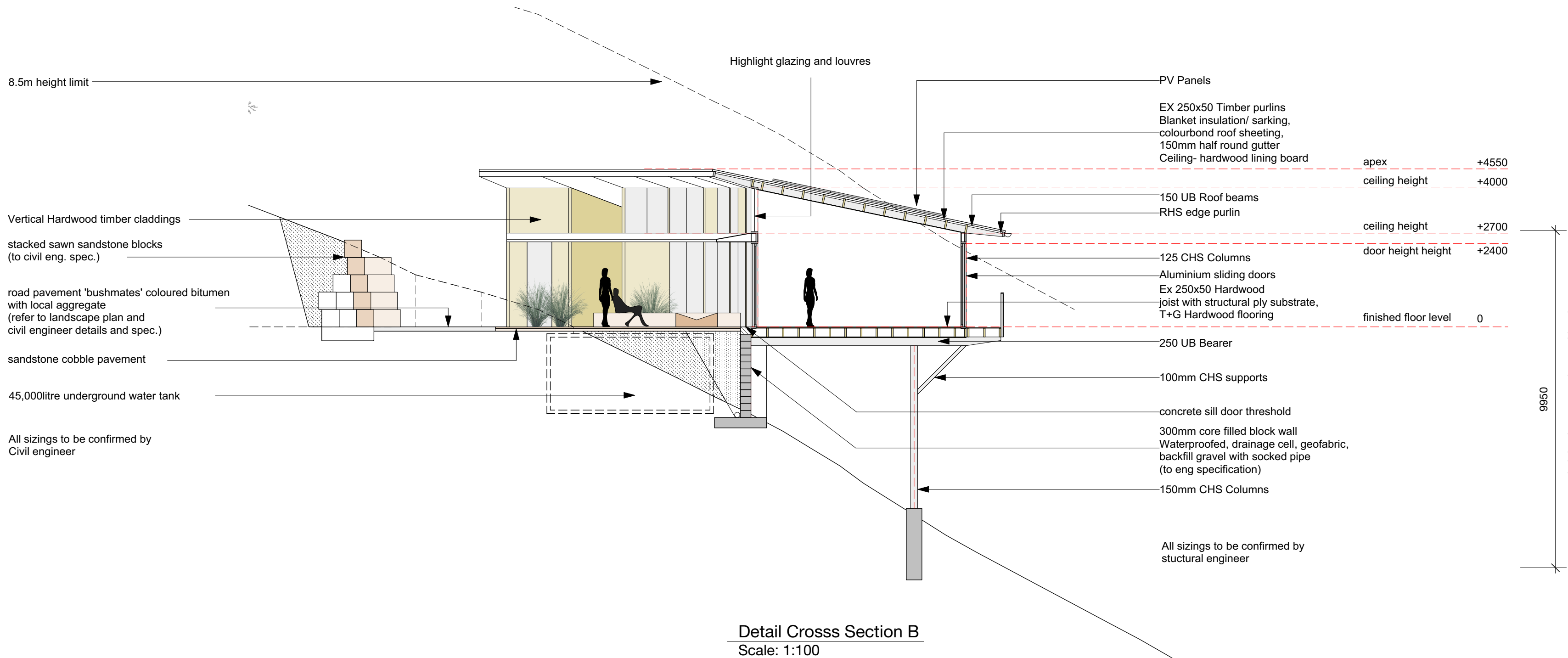
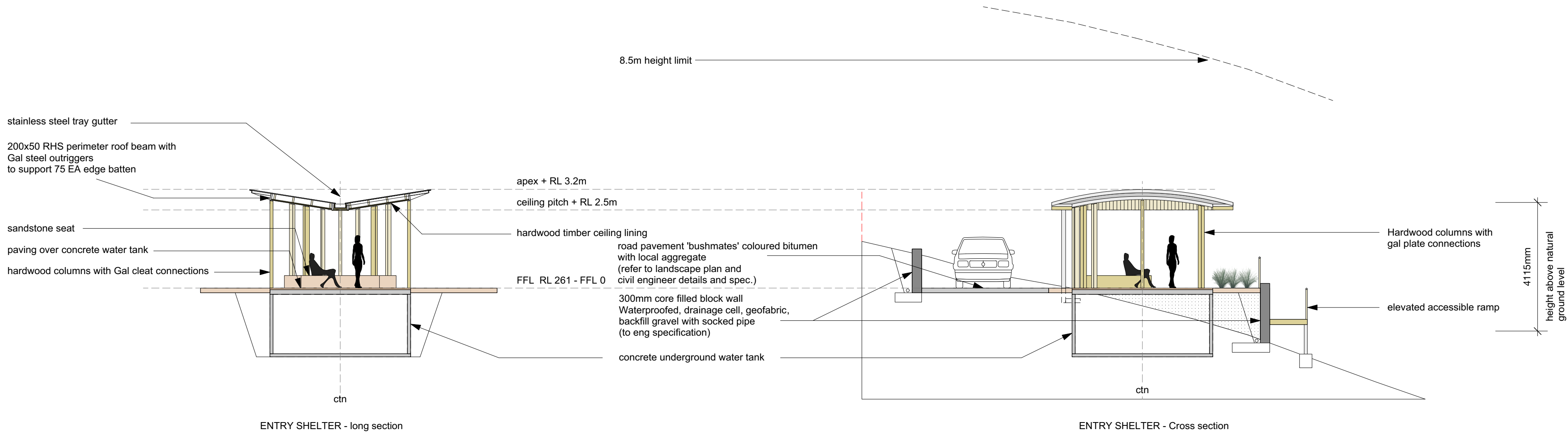
SCALE @ A2 1.200

DWG STATUS	REVISION
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DWG #

202 A





Detail Crosss Section B
Scale: 1:100

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NOTES

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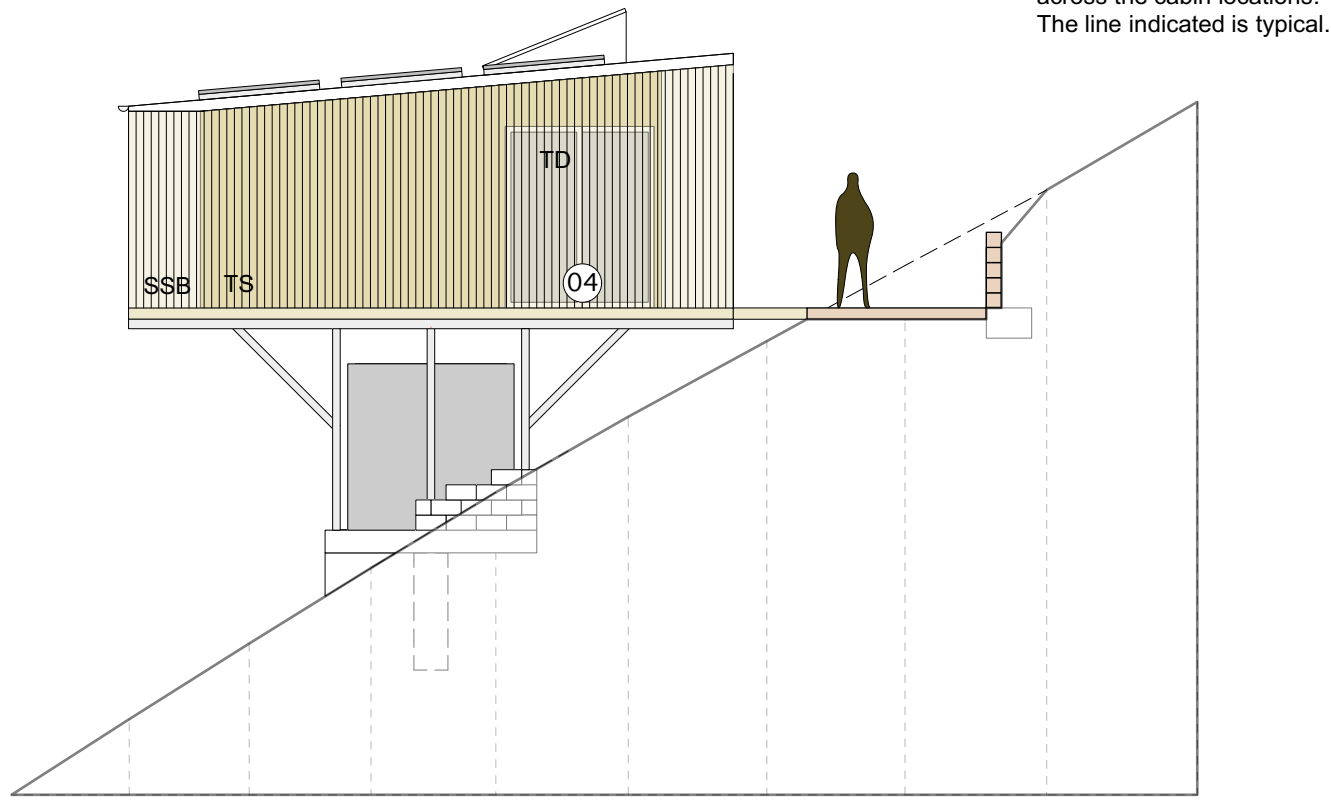
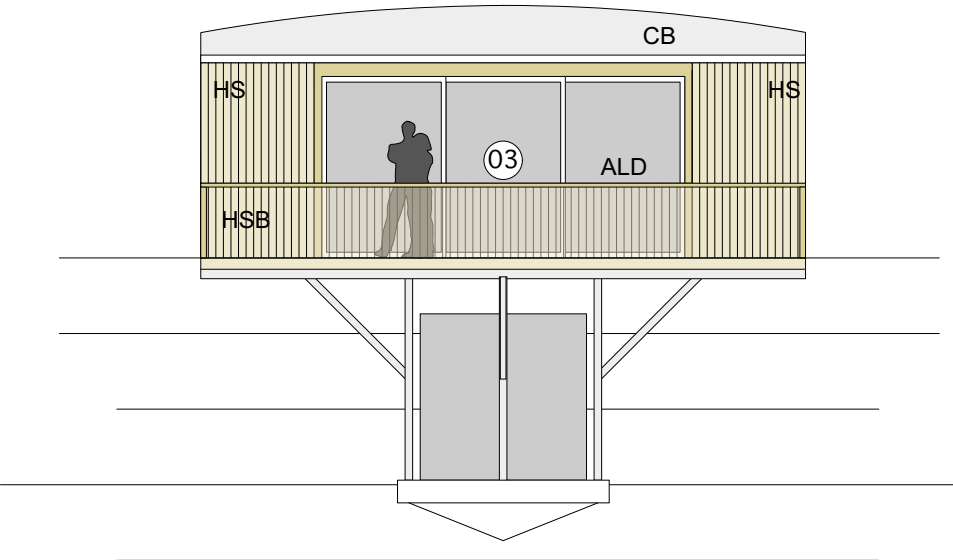
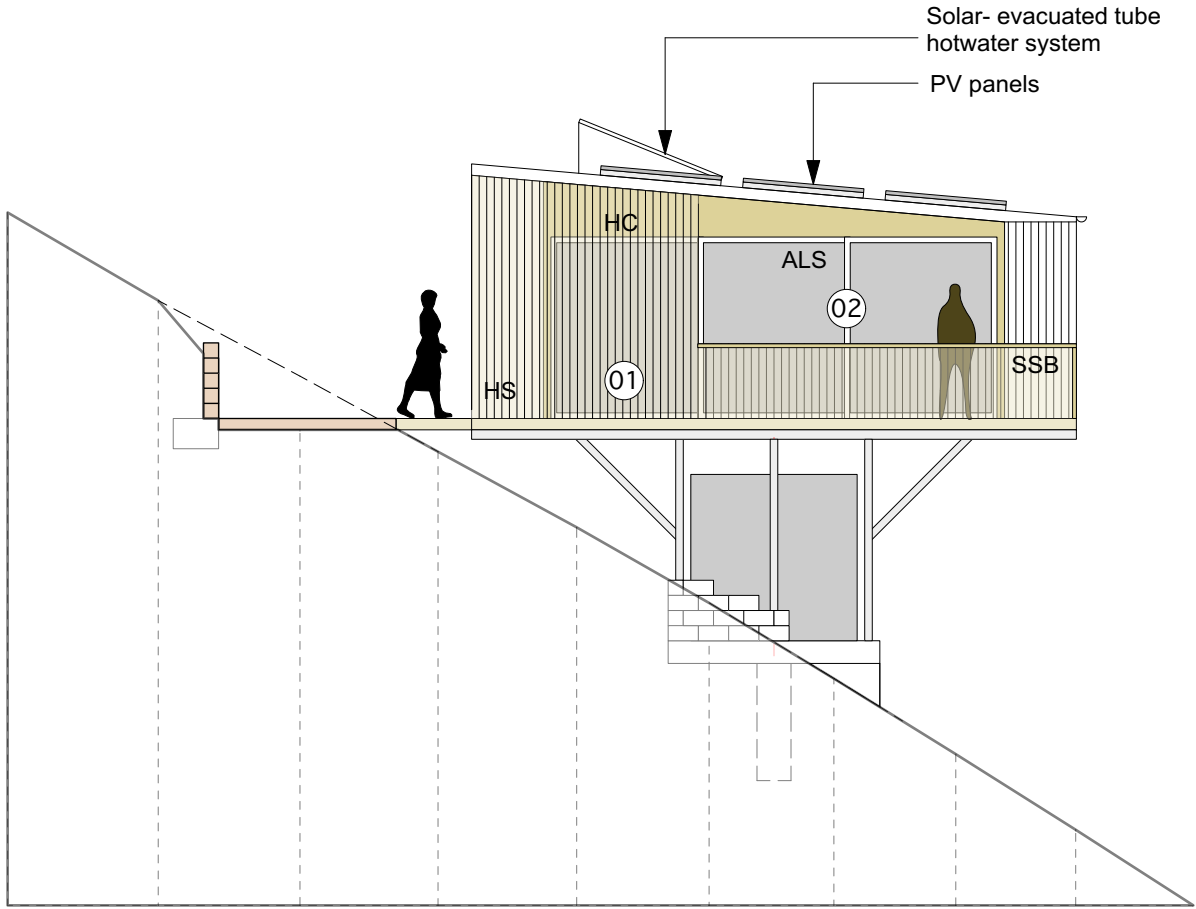
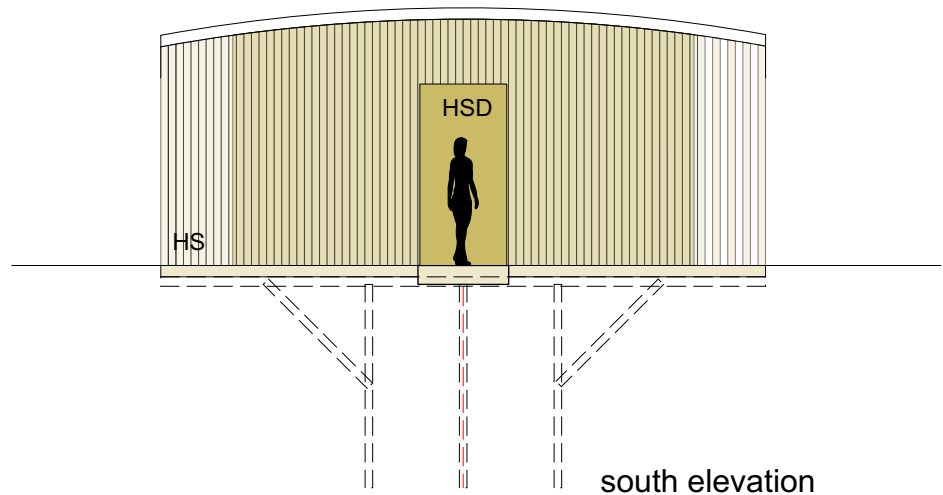
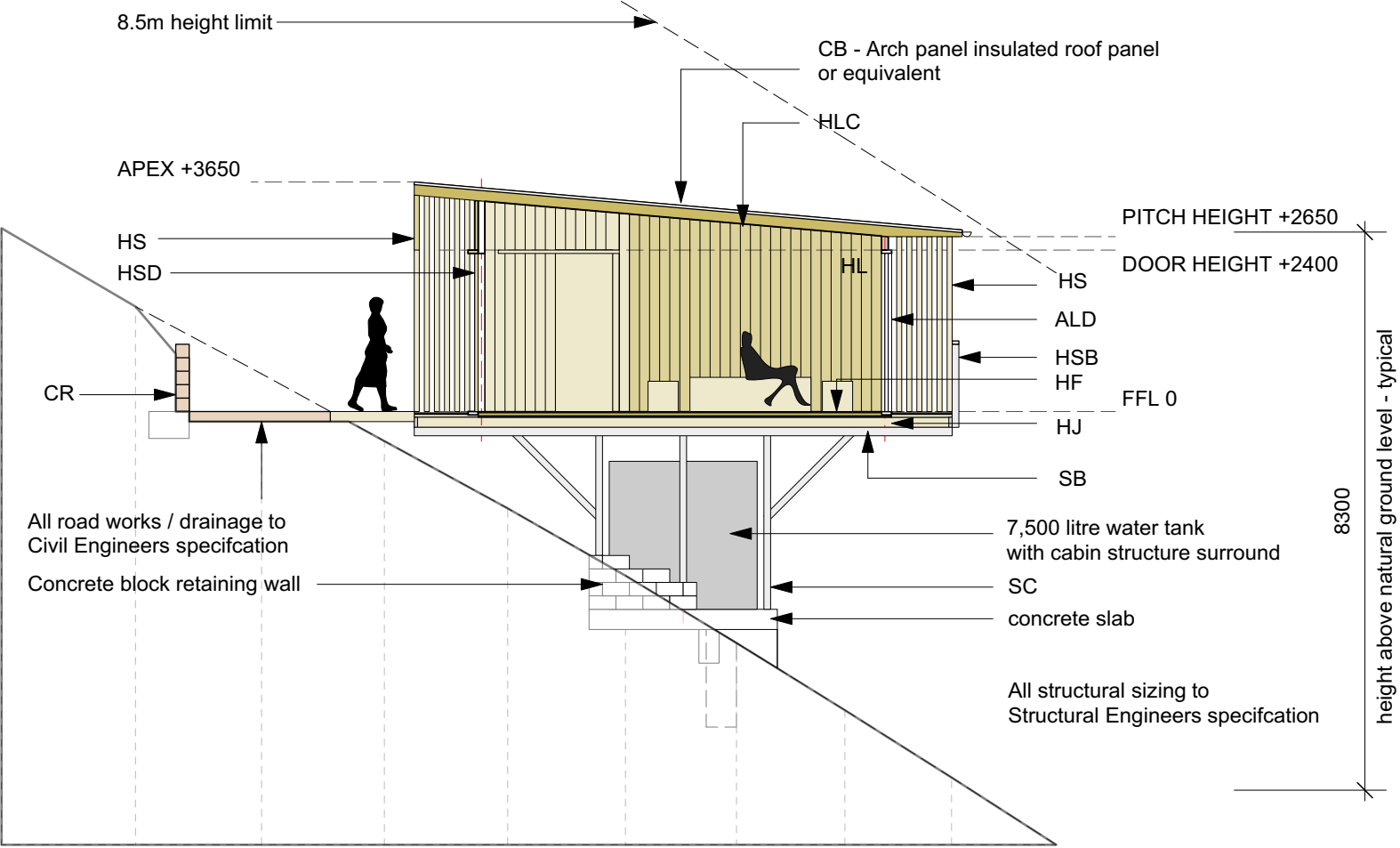
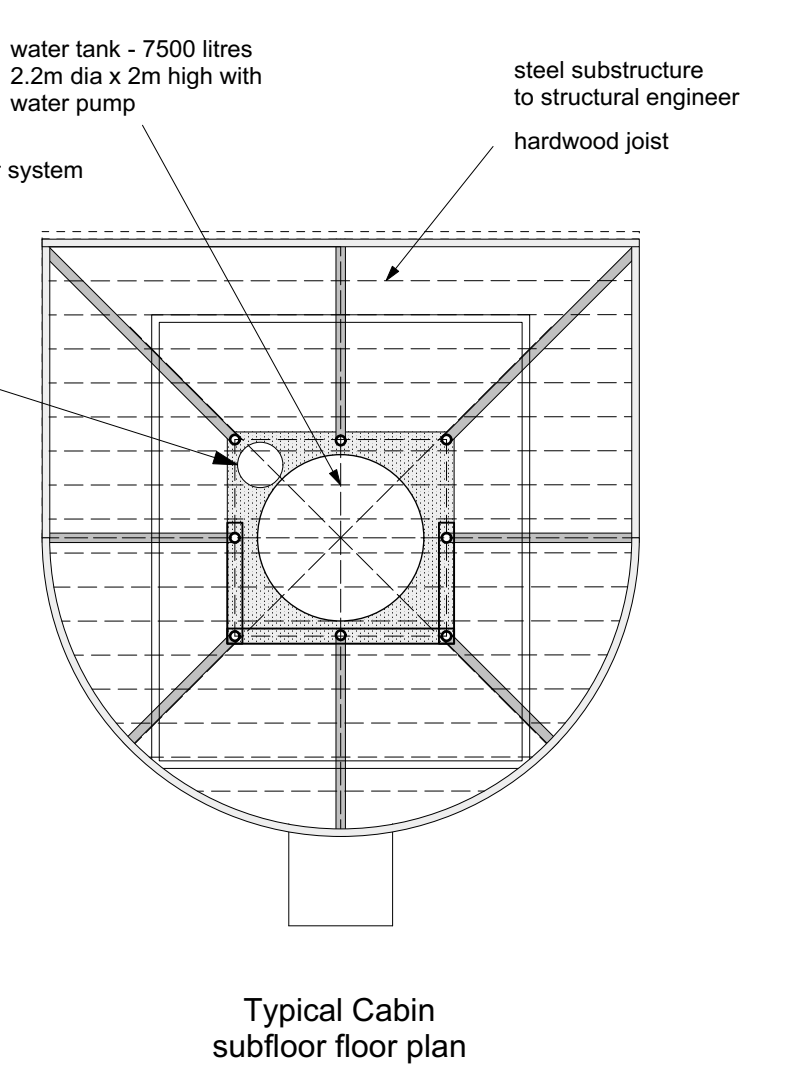
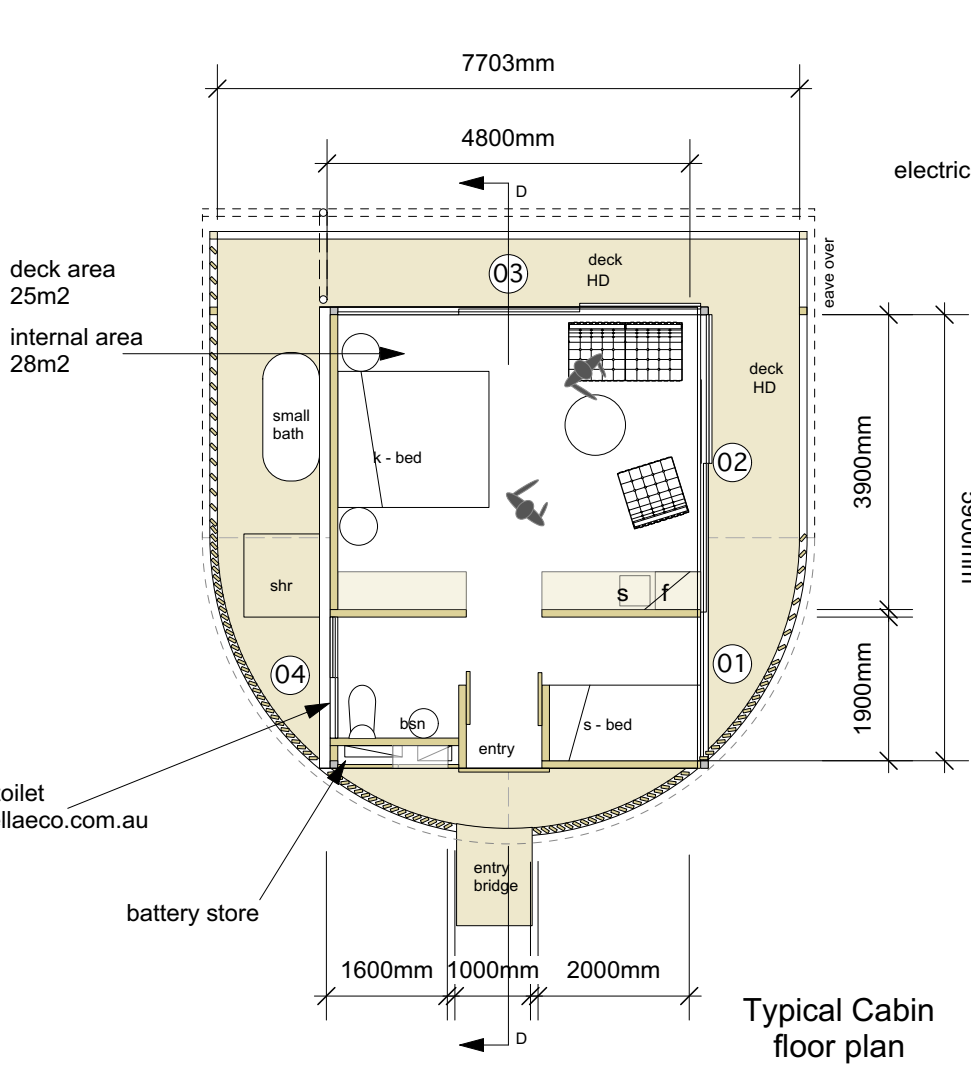
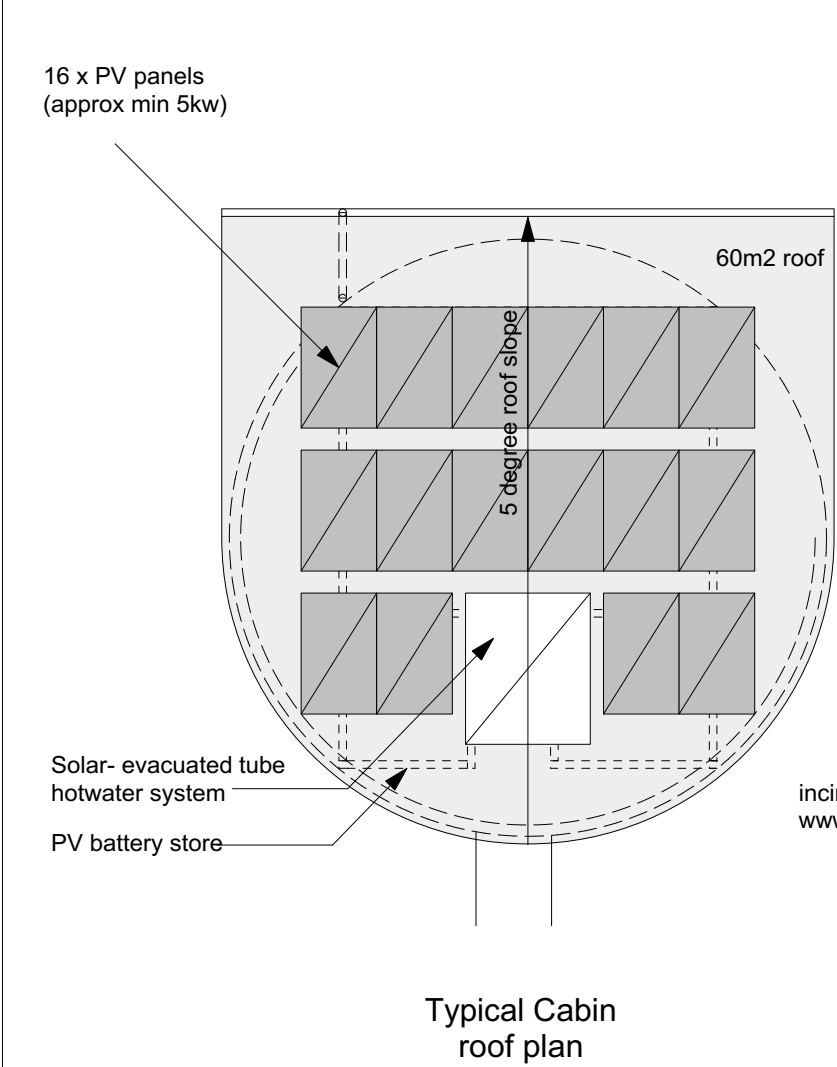
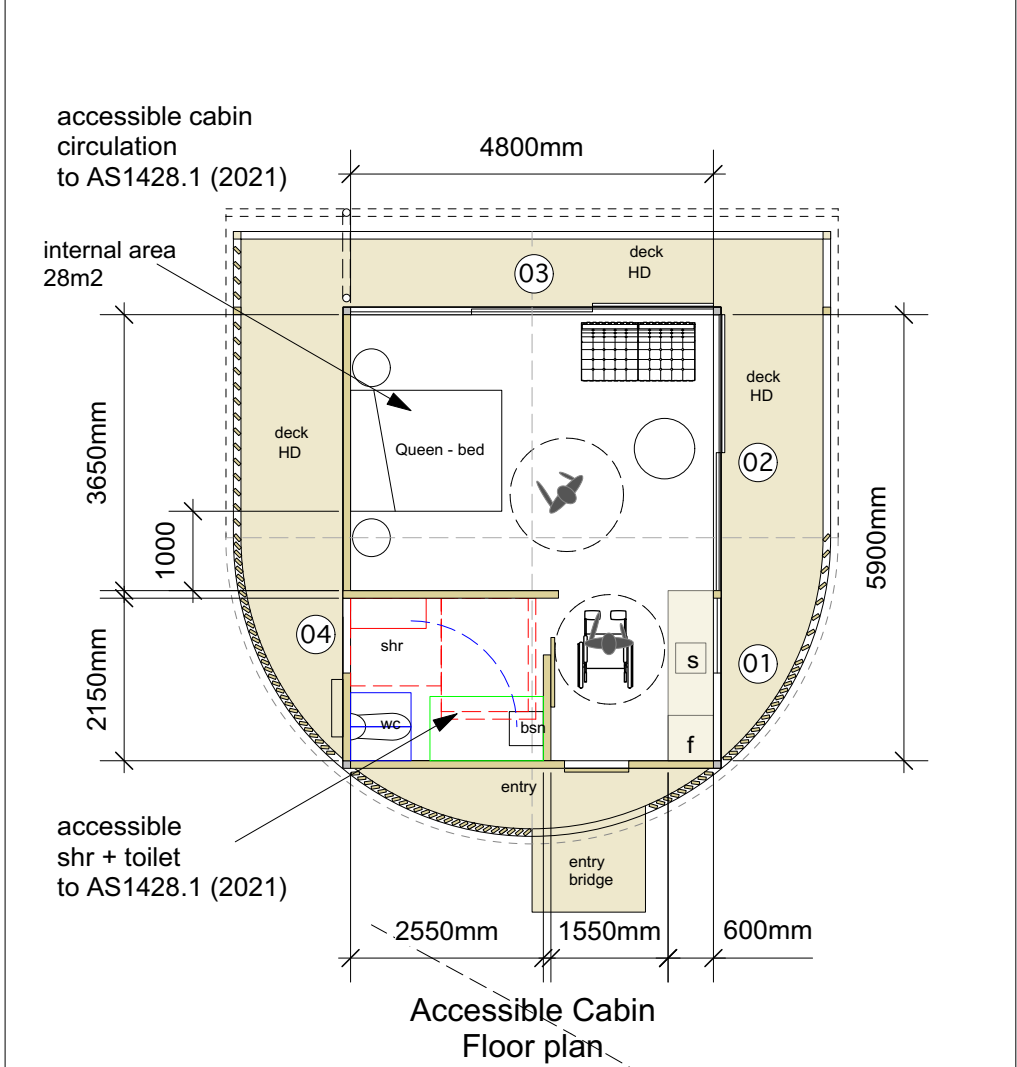
DRAWING
DETAIL SECTIONS

SCALE @ A2 1.200

DWG STATUS

DWG # REVISION

203 A



- External Material Key
- CB colour bond roofing (windspray)
 - G half round gutter (windspray)
 - HS Hardwood batten screen
 - HC Hardwood cladding
 - HD Hardwood decking
 - ALD Aluminium sliding doors (monument)
 - ALW Aluminium sliding windows (monument)
 - HSD hardwood sliding door
 - SSB Stainless steel balustrade
 - HSB Hardwood + stainless steel composite balustrade
 - BS CFC cladding (ie barestone)
 - HG Highlight glass

- Structural Key
- CR- Concrete retaining wall
 - SR- Sandstone retaining wall
 - SC- Steel columns (coated)
 - SP- SHS purlins (coated)
 - SB- Steel bearers (coated)
 - HJ- Hardwood joists
 - HP- Hardwood posts

- Internal Material Key
- HF- Hardwood T+ G floor
 - HLC- Hardwood lining boards ceiling
 - HL- Hardwood lining boards
 - BS- Compressed fibre cement sheeting
 - SC- Solid core door

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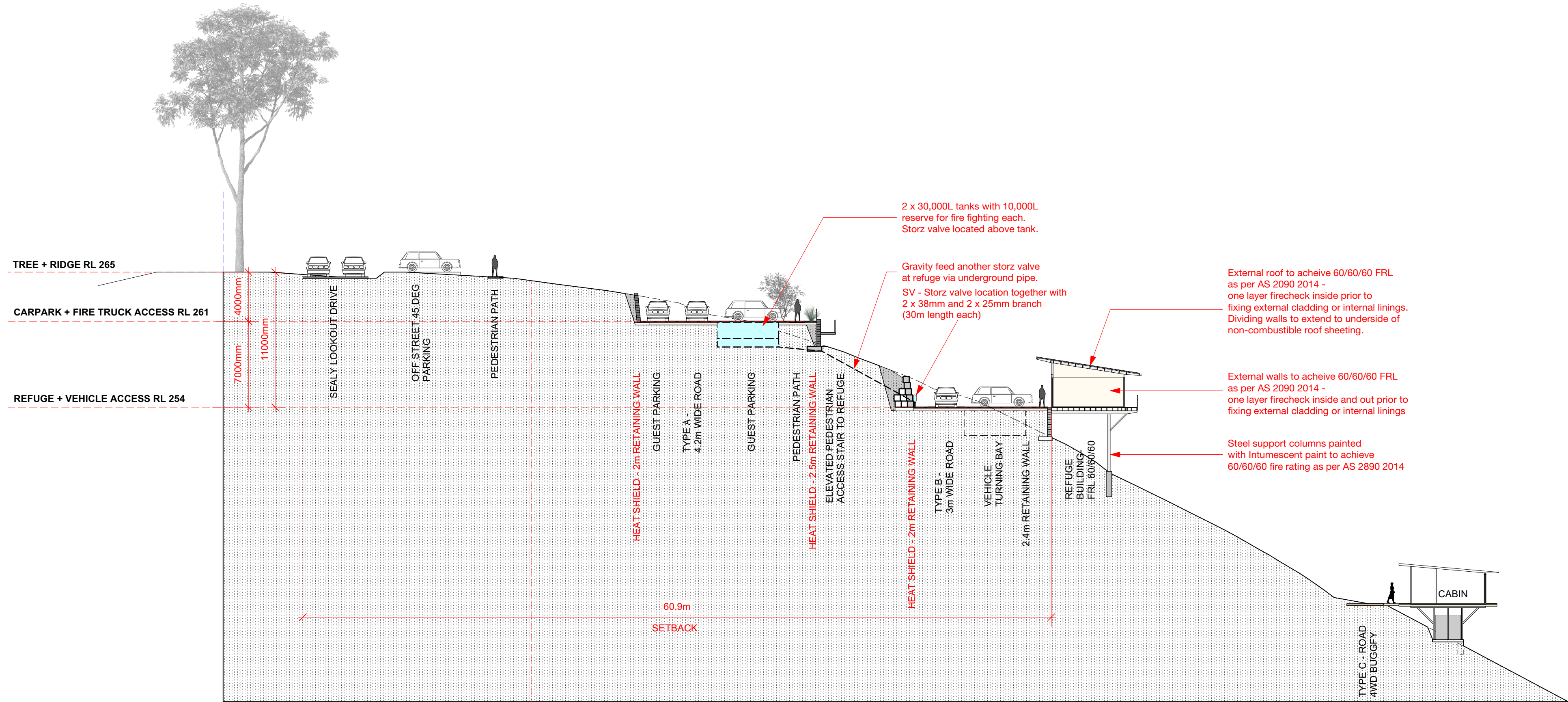
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BMNAC

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s 0413 929 650
admin@walknorth.com.au
www.walknorth.com.au

DRAWING
CABINS PLAN, ELEVATIONS + SECTION
SCALE @ A2 1.100

DWG STATUS REVISION

204 A



SECTION C - CENTER REFUGE BUILDING

NOTE: Plan to be read inconjunction with
BLACK ASH Consulting -
Emergency Management & Evacuation Plan

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DRAWING

REFUGE SECTION C - RFS

SCALE @ A2

1.250

DWG STATUS

DWG #	REVISION
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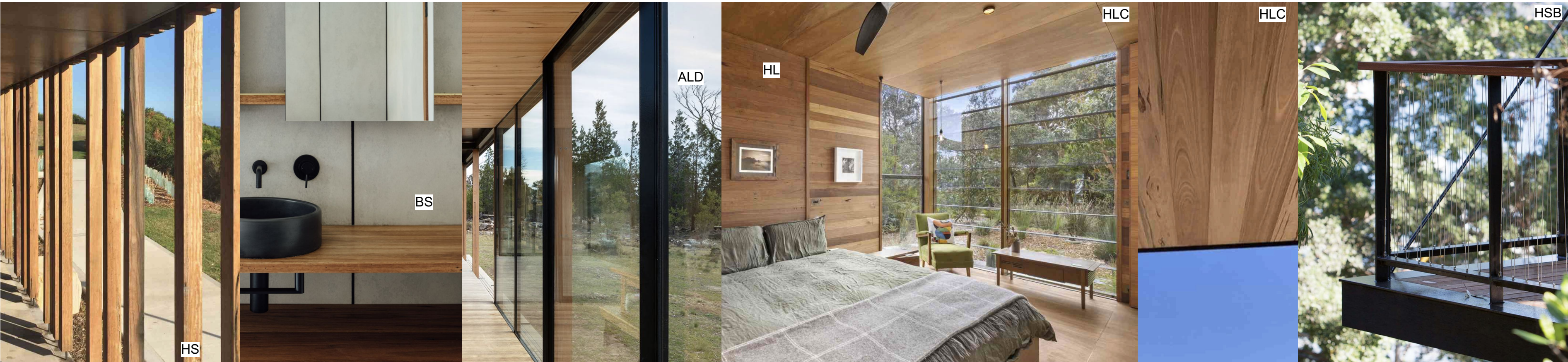
205 A



- External Material Key
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 - G half round gutter (windspray)
 - HS Hardwood batten screen
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DRAWING
MATERIAL SCHEDULE

SCALE @ A2	N/A
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DWG STATUS

DWG #	REVISION
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301 A