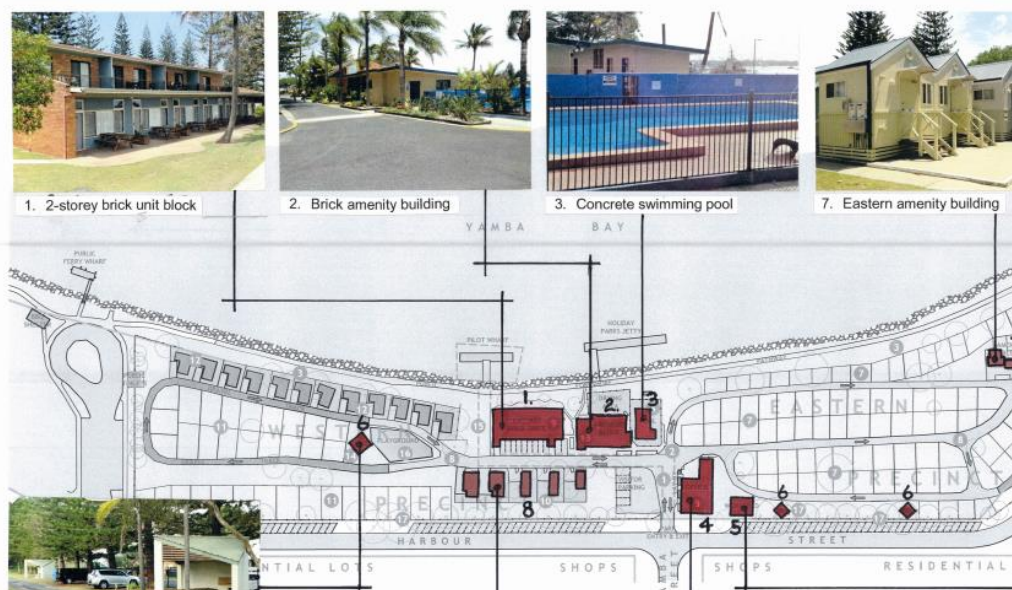
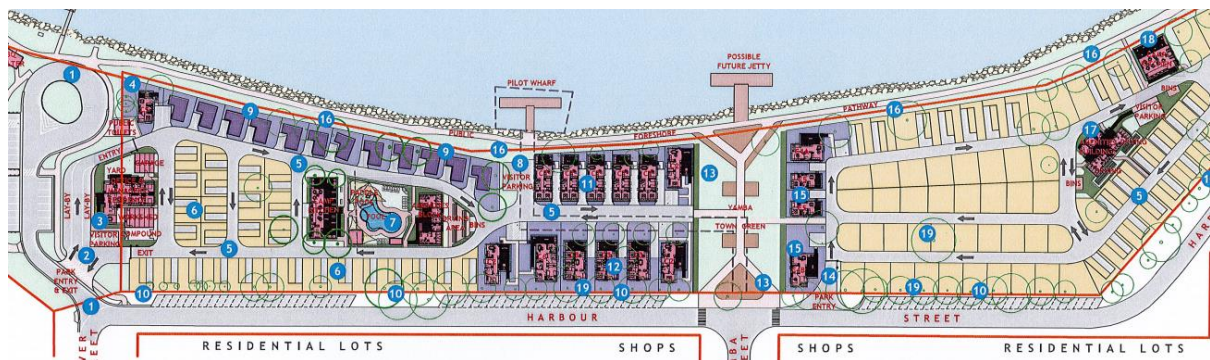


Response to Regional Panel comments - Amenities and units to be demolished & redevelopment of park plans + photomontage

The figures below show the demolition plan and cabin sites to be located opposite 1 Yamba Street Yamba. The demolition of the structures and construction of new cabins in this area will result in minor impacts on the adjoining residence including loss of views to the river. Further information is provided on the assessment on impacts of views. On balance the removal of the two storey units, single storey amenities block and redevelopment of the 'town green' and the construction of 12 single storey cabins in this area will not have a significant impact on the existing views of the neighbours at 1 Yamba Street. There will be an increase in height of 71mm above the existing height of the amenities building to the top point of the cabins. The views to the North West will be greatly improved with the removal of the two storey units.



Demolition Plan



Proposed redeveloped site plan



Cabin types

The below two photographs at street level show the existing site area opposite 1 Yamba Road Yamba, superimposed image of cabins and northern aspect photograph from the apartment windows.

The amenities block to be demolished shown in yellow is ~3.41m in height and the cabins to be put in this area will be 3.91m to 4.45m in height. Behind the amenities block are the existing two storey units to be demolished which are approximately 8m in height.

There may be some confusion with the Watsons as the initial cabins were to be 2 storey – the concept drawing from the initial consultation is provided below as well. The cabins were reduced in height following a submission made following consultation.

The six cabins along the Harbour Street frontage are single storey type C6 (x1), C3 (x3) & C2 (x2) cabins with heights of 3.57m, 4.45m & 4.12m.

The cabins along the foreshore will be single storey type C1 (x5) & C2 (x1) cabins with heights of 3.91m & 4.12m.

The street view shows that sight lines from the unit building windows to the river will be only slightly impeded if at all by the cabins.



Photomontage of cabins at street level Harbour Street



Street view 1 Yamba Street and Calypso Caravan Park entrance



North view from upper level Apartment - 1 Yamba Street Yamba



North view from lower level Apartment - 1 Yamba Street Yamba



Original concept plan from consultation of redevelopment of caravan park