

Preliminary
Environmental
Assessment Report
Riverside Tourist Cabins,
South West Rocks



quality solutions sustainable future

Preliminary Environmental Assessment Report

Riverside Tourist Cabins, South West Rocks

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A Preliminary Concept Design and Site Plan

Executive Summary

Preliminary Environmental Assessment Riverside Tourist Cabins, South West Rocks

Location	<p>The site is described as Lot 4 DP 1022342 and is located adjacent to the eastern bank of the Macleay River, about 3km from the coastal township of South West Rocks.</p> <p>To the west, the site fronts New Entrance Road, which separates it from the river. The south-west corner of the site fronts Marlin Drive, which services an adjoining residential estate.</p> <p>To the north of the site is a small parcel of freehold land, which separates the site from a former Crown Road (Government Road), which is now vacant Crown Land. An existing residential estate is located to the east and to the south.</p> <p>The New Entrance boat ramp and associated community facilities are located on the south-western side of the Marlin Drive / New Entrance Road intersection.</p>
Site Area	<p>The site has a total area of approximately 22.58 hectares.</p>
Site Features	<p>The site is relatively flat and is entirely within the Macleay River floodplain.</p> <p>A tavern, developed in 2002, is located approximately 600m north of the New Entrance Road / Marlin Drive corner of the site, with access off New Entrance Road. There are no other structures or improvements on the land.</p> <p>Soils on the land consist of silty loam topsoils to approximately 0.5m, underlain by coarse grain sands. The site has a high probability of ASS material within 1 m of the ground surface.</p> <p>The site consists of a cleared and maintained grassed open area and a SEPP 14 Wetland, which contains a mix of mangrove forest, mudflats / scalds, swamp oak, swamp forest, salt marsh, and some former pasture.</p>
Zoning	<p>The land is currently zoned 7(d) Scenic Protection pursuant to the provisions of the Kempsey Local Environmental Plan 1987.</p>
Planning Controls & Policies	<p>The following planning controls are relevant to the site:</p> <ul style="list-style-type: none"> ▪ Kempsey Local Environmental Plan 1987; ▪ State Environmental Planning Policy (Major Projects) 2005; ▪ State Environmental Planning Policy No. 14 – Coastal Wetlands; ▪ State Environmental Planning Policy No. 44 – Koala Habitat Protection; ▪ Statement Environment Planning Policy No. 71 – Coastal Protection; ▪ Kempsey Shire Council Flood Risk Management Policy; and ▪ North Coast Regional Environmental Plan.
Proposal	<p>The Part 3A Application will seek Project Approval for the use of the site as a tourist facility, involving the construction of 11 fully self-contained tourist cabins (7 x 2 bedroom and 4 x 3 bedroom) and associated infrastructure and works.</p>

Key Issues

The following key issues are relevant to the proposed project:

- flooding, drainage and stormwater;
- Acid Sulfate Soils;
- traffic and access;
- visual amenity;
- bushfire;
- impact on the existing wetland and adjacent coastal estuary;
- the public interest; and
- socio-economic impacts.

Introduction

1.1 Background

GeoLINK, Paul Smith Building Design and Hadlow Design Services have been engaged by Shannon Pacific Pty Ltd to prepare an application seeking approval under Part 3A of the EP&A Act 1979 for eleven tourist cabins adjacent to the existing Riverside Tavern in South West Rocks. Shannon Pacific Pty Ltd had previously lodged an application for a caravan park over part of the land, which was subsequently refused by the Department of Planning, a decision which was subsequently upheld by the Land and Environment Court.

The current proposal has addressed the shortcomings of the previous application, and the concerns expressed by the Department in refusing the caravan park application.

1.2 Structure of Report and Its Scope

This Preliminary Environmental Assessment Report relates to an application to obtain approval under Part 3A of the EP&A Act 1979 for the construction of 11 tourist cabins. The report describes the project and the subject site, provides an assessment of relevant planning provisions and outlines potential environmental impacts associated with the proposed development.

Section 2 of this report describes the context of the site and the physical characteristics of the subject land.

Section 3 provides a description of the proposed project.

Section 4 provides an assessment of the planning framework in which the project will be considered and highlights key legislation / policy and assesses compliance with that legislation.

Section 5 provides a preliminary review of key environmental social-economic considerations.

Section 6 identifies the preliminary consultation that has occurred.

Section 7 contains conclusions and recommendations.

1.3 Further Information

Should additional information be required in relation to this application, please contact **Simon Waterworth** of GeoLINK on (02) 6651 7666 or 0419 237 981.

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The Site and its Context

2.1 Cadastral Description

The subject site is described as Lot 4 DP 1022342. **Illustration 2.1** shows the cadastre information for the site overlaid on an aerial photograph.

As shown, the land has an area of 22.58ha, with frontage to New Entrance Road and Marlin Drive.

2.2 Site Context

The subject site is located adjacent to the eastern bank of the Macleay River, about 3km from the coastal township of South West Rocks and the Pacific Ocean. South West Rocks is a coastal village overlooking Trial Bay, approximately 40km north-west of Kempsey.

New Entrance Road lies between the site and river and forms the western boundary of the land. In the south-western corner, the site fronts Marlin Drive, which services an adjoining residential estate. To the north of the site there is a small parcel of freehold land, which separates the site from a former Crown Road which is now vacant Crown Land.

The New Entrance Road boat ramp and associated community facilities are located on the south-western side of the Marlin Drive / New Entrance Road intersection.

Illustration 2.2 shows the locality of the subject site identifying the subject land and its relationship to adjoining land uses. **Plate 2.1** is an oblique aerial photograph of the site while **Plates 2.2 to Plates 2.4** are views of the site from various locations around the site.

Plate 2.1 Oblique Aerial Photograph of the Site



Plate 2.2 View of Site Looking North towards Tavern



Plate 2.3 View of Site Looking North West towards Macleay River and Tavern



Plate 2.4 View of Site Looking South East from New Entrance Road/Macleay River



2.3 Site Analysis

2.3.1 Topography and Existing Land Uses

The site is relatively flat and is entirely within the Macleay River floodplain. Part of the area to be developed is within 40m of the riverbank. The land to be developed has an elevation between 1.58m AHD and 1.7m AHD. The extent of flooding is shown in **Illustration 2.3**.

The land falls away from New Entrance Road toward the east, with slopes of approximately 1%, draining into the adjoining wetland area.

2.3.2 Soils

Soils on the land consist of silty loam topsoils to approximately 0.5m, underlain by coarse grain sands. This is consistent with the Stuarts Point soil group, as identified in the Macksville Nambucca 1:100000 Soil Landscape Sheets.

The Acid Sulfate Soils Planning Map (South West Rocks, 95363, addition to 1997) indicates that the site is an alluvial levy with high probability of ASS material within 1m of the ground surface. **Illustration 2.4** shows the Acid Sulfate Soil Risk Map that includes the site.

2.3.3 Vegetation

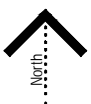
The part of site proposed to be developed is cleared and maintained as a grassy open area. However, a large section within the eastern portion of Lot 4 is classified as a SEPP 14 Wetland (Coastal Wetland No. 436). This wetland area contains a mix of mangrove forest, mudflats / scalds, swamp oak, swamp forest, salt marsh, and some former pasture (Dark Heart Ecological Consultancy, 2004). **Illustration 2.5** shows the extent of the SEPP 14 Wetland on the site. **Illustration 2.6** shows the Bush Fire Prone Land Map that includes the site.

2.3.4 Aspect and Climate

The site generally enjoys a northerly and westerly aspect with good solar access throughout the year. The climate is typical of the north coast region and has long been recognised as being attractive to holiday makers.

Although the land is generally flat there are panoramic views from the site to higher lands to the west as well as particularly pleasant vistas within the site including glimpses of the Macleay River. Views to the site are possible from the river and the environs to the west, New Entrance Road and higher ground to the east.

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Cadastre Plan

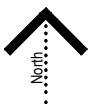
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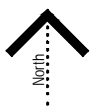


NOTE: Grid lines shown are based on the Geocentric Datum of Australia

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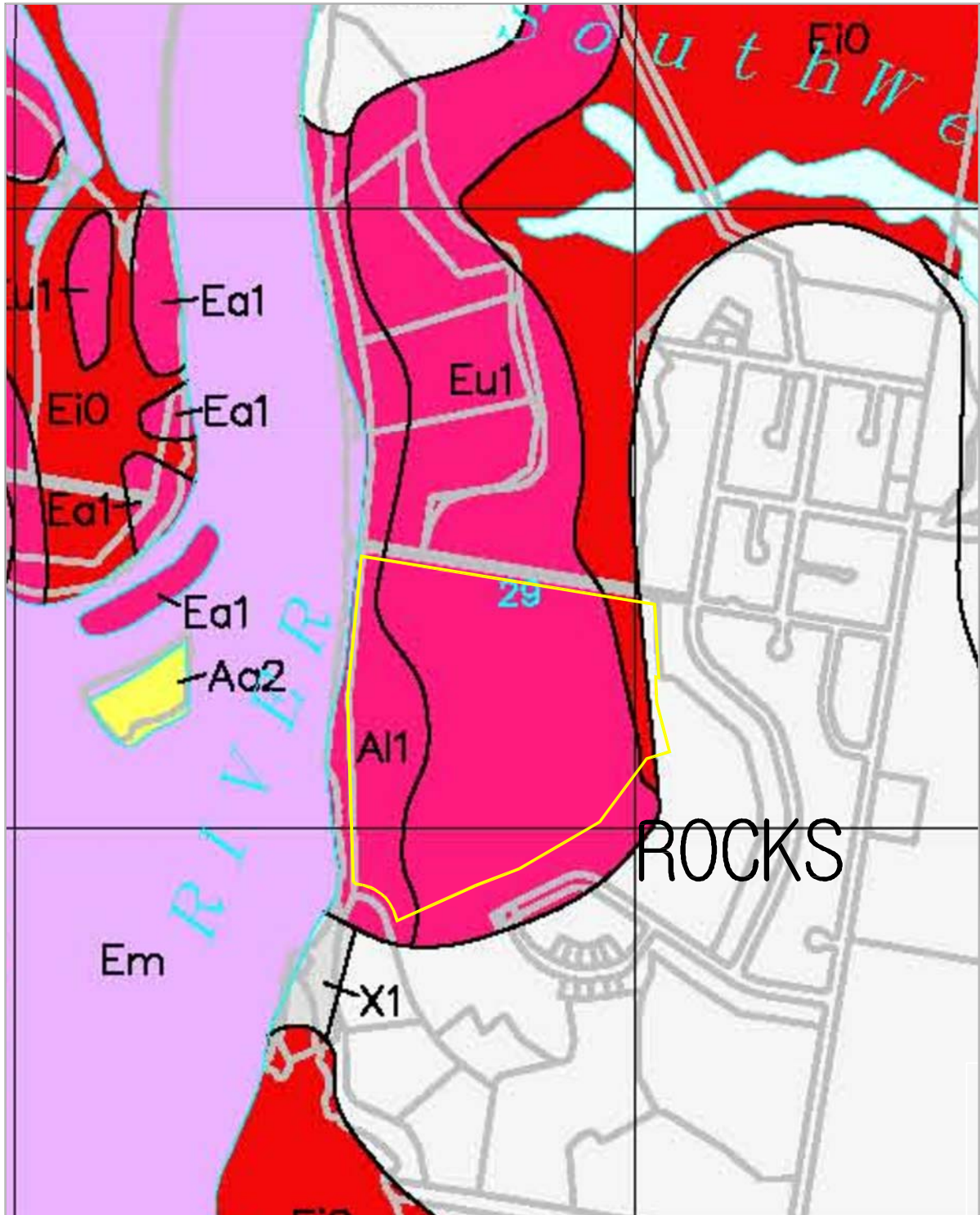


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



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LEGEND

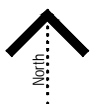
-  Subject site
-  At or near the ground surface
-  Within 1 metre of the ground surface
-  Between 1 and 3 metres below the ground surface
-  No known occurrences of acid sulfate soil materials



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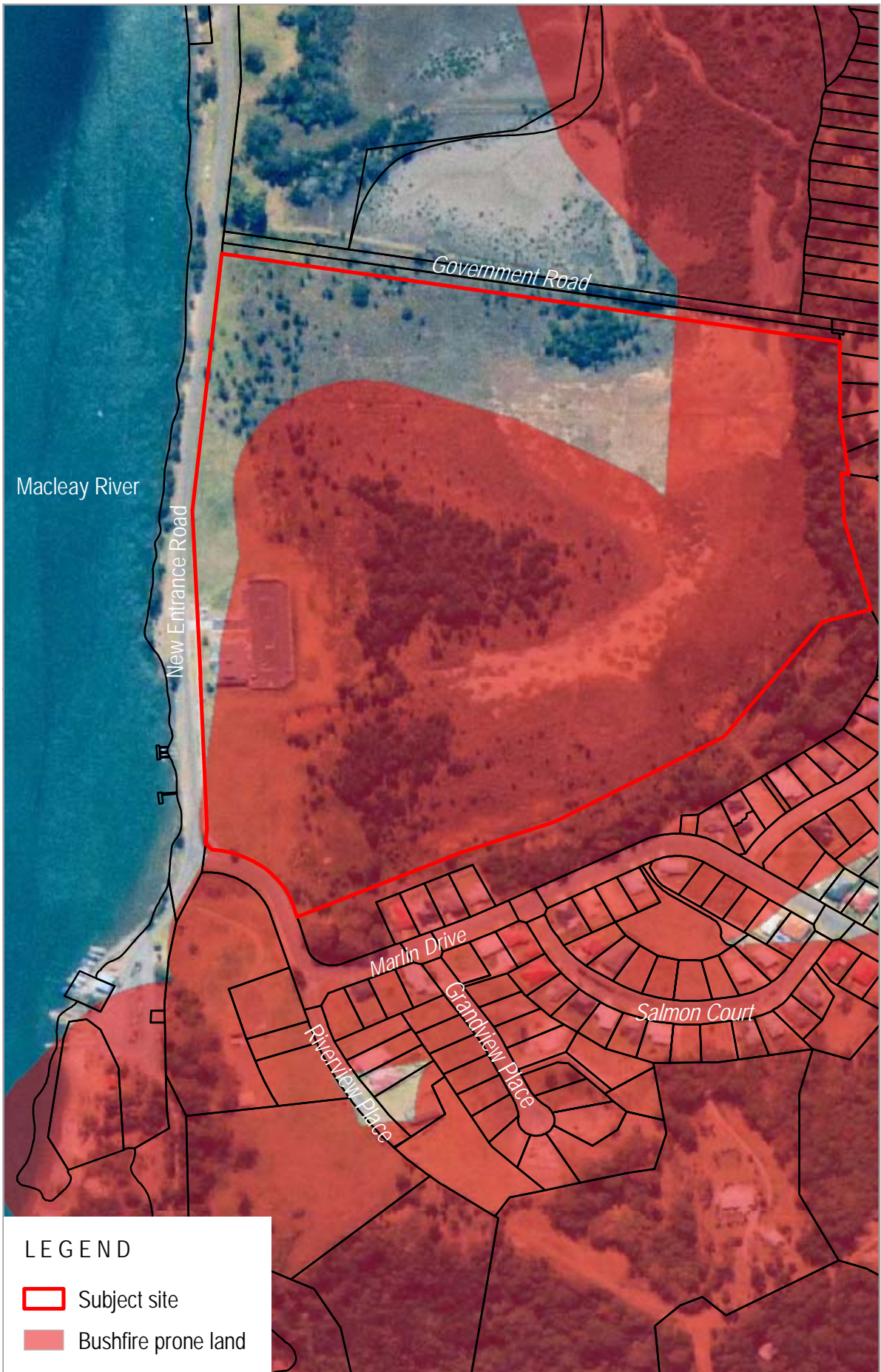
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SEPP 14 Wetland

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Bushfire Prone Land

Illustration 2.6

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Project Description

3.1 Description of Proposal

Project Approval is sought for the use of the land as a tourist facility, involving the construction of 11 self-contained tourist cabins. The cabins will be located adjacent to the existing Riverside Tavern.

Preliminary design drawings of the cabin are attached as **Appendix 1**, together with a development site plan.

The project has an estimated capital investment value of \$1.8 million and will result in 20 full time equivalent construction jobs and 10 full time equivalent operational jobs.

3.1.1 Tourist Cabins

The project consists of 4 x 3 bedroom cabins and 7 x 2 bedroom cabins. Each cabin will be fully self-contained, with toilet and bathroom facilities, and all cabins will be of light weight construction utilising the following materials:

- custom orb metal roof;
- fibre cement external cladding; and
- timber decks.

3.1.2 Access / Internal Roadways

All cabins will be serviced by bitumen sealed internal roads with crushed rock driveways. Two accesses are proposed; utilising the existing access off New Entrance Road and the construction of a new access road off Marlin Drive.

3.1.3 Landscaping

The site of the proposed development will be comprehensively landscaped to provide a high level of amenity and privacy for occupants and also to reduce the visual impact of the cabins on the surrounding locality.

3.1.4 Internal Pedestrian Paths

Internal paths will be provided to allow for ease of access to the existing local footpath network, the adjoining tavern, the Macleay River foreshore and the existing nearby community infrastructure.

3.1.5 Stormwater, Sewer and Reticulated Water Infrastructure

All cabins will be connected to the reticulated sewerage and water systems. Stormwater will be disposed of via contemporary Water Sensitive Urban Design measures.

3.1.6 Improvements to the SEPP 14 Wetland

Stormwater management measures developed for the project will protect the SEPP 14 Wetland from any direct or indirect impacts of the project. The wetland has significant ecological value and will be rehabilitated as part of a separate BioBanking Scheme proposal.

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Planning Framework

4.1 Relevant Legislation, Policies and Plans

There are a range of environmental planning instruments, strategies and policies that are relevant to the proposal which include:

- NSW State Plan;
- Draft Mid North Coast Regional Strategy;
- Settlement Planning Guidelines: Mid and North Coast Regional Strategies;
- North Coast Regional Tourism Plan 2004–2007;
- North Coast Regional Environmental Plan;
- Kempsey Local Environmental Plan 1987;
- various State Environmental Planning Policies;
- NSW Coastal Policy;
- relevant Kempsey Shire Council Development Control Plans;
- relevant Developer Contribution Plans; and
- Kempsey Shire Council Flood Risk Management Plan.

These matters will be assessed in detail within the Environmental Assessment Report for the Part 3A project application. The more important and significant policies or legislation are discussed below.

4.2 Strategic Planning – Strategies / Studies

4.2.1 Draft Mid North Coast Regional Strategy (Draft MNCRS)

The Draft MNCRS identifies that tourism is a significant component of the regional economy. The Mid North Coast region is experiencing about 5.4 million visitors per year, collectively spending \$1.4 billion. The Draft MNCRS estimates that tourism employs more than 7000 people in the region.

The Draft strategy acknowledges the importance of providing accommodation for these tourists whilst ensuring that any tourist development is designed to blend in with the urban settlement pattern and protecting the amenity and ambience of coastal villages such as South West Rocks.

The draft MNCRS has specific guidelines and principles for tourist development, land affected by natural hazards and for land with significant ecological value. Preliminary assessment indicates that the project is generally consistent with these principles and guidelines, particularly given that the proposal:

- has a relatively small development footprint with a large part of the site to be rehabilitated under a proposed new BioBanking scheme;
- will utilise the less constrained and heavily modified parts of the site;
- will include a comprehensive landscape plan to reduce visual impact and improve visual amenity in the locality;
- will be designed to withstand any potential impacts from flooding and to ensure no increased flood impact on adjoining properties; and
- ensures that impacts on the adjoining wetland area are identified and adequately addressed.

4.3 Statutory Planning Framework

4.3.1 Kempsey Local Environmental Plan 1987

Current Zoning

The land is currently zoned 7(d) Scenic Protection pursuant to the provisions of the *Kempsey Local Environmental Plan 1987* (KLEP 1987). The primary objective of this zone is to preserve the environmental and scenic qualities of visually significant land by controlling development so that it will be consistent with the existing amenity of the local landscape.

Tourist facilities are permissible with development consent with the 7(d) Scenic Protection Zone.

The LEP contains a number of provisions that are relevant to the proposed project, relating to issues such as flooding, bushfire, development in the vicinity of waterways, acid sulfate soils, and development in the coastal zone. These will need to be addressed in detail within the Environmental Assessment report.

Illustration 4.1 shows the current zoning of the site pursuant to KLEP 1987.

Clause 32 of the KLEP is particularly relevant to the proposal. This clause requires that Council cannot consent to the carrying out of development on land within Zone 7(d) unless it is satisfied the development will not detract from the scenic quality of the land or the topographic feature of which the land is part. It also specifies that Council shall not consent to the erection of a building with Zone 7(d) unless it is satisfied that:

- the building has been designed so as to minimise disturbance to the natural appearance of the land from urban areas, arterial roads, and scenic view points; and
- the erection of the building will result in as little clearing or logging of trees as possible.

The project is considered to be consistent with this clause as the proposed cabins are designed to present as small scale tourist cabins, will be landscaped to reduce visual impact and propose no removal of vegetation.

4.3.2 North Coast Regional Environmental Plan

The North Coast Regional Environmental Plan (NCREP) specifies objectives in directions regarding matters to be considered and / or undertaken by Council when it considers development applications.

There are a number of provisions within NCREP that directly relate to the proposed development and will need to be considered by the Department when it assesses the Part 3A Application. These provisions relate to issues including tourism development, coastal development, flood liable land, servicing of development etc.

There are no provisions within NREP that specially prohibit the proposal.

4.3.3 State Environmental Planning Policies

State Environment Planning Policy No. 14 – Coastal Wetlands

The aim of this policy is to ensure that coastal wetlands are preserved and protected. The site contains an existing mapped SEPP 14 Coastal Wetland (No. 436).

It is considered the main potential impact from the proposal on the wetlands is from:

- runoff from the future development of the site into the wetland;
- sedimentation from the construction phase of the development; and
- disturbance of potential acid sulfate soils as part of the development.

These potential risks will be addressed through a comprehensive stormwater management plan with contemporary WSUD measures, effective erosion and sediment control and through the implementation of an Acid Sulfate Soils Management Plan (if necessary).

State Environment Planning Policy No. 44 – Koala Habitat Protection

The site has previously been investigated as part of the recent caravan park application, which contained a comprehensive ecological assessment. This ecological assessment found that the site does not constitute potential Koala habitat as Schedule 2 primary preferred browse species do not exceed 15% of the total tree canopy component (Dark Heart 2004).

Statement Environment Planning Policy No. 71 – Coastal Protection

The objective of this policy is to provide for the protection and management of sensitive and significant areas within the coastal zone. The study area is located within the coastal zone and is identified as a sensitive coastal location.

The Environmental Assessment prepared for the Part 3A Application will therefore consider the natural, cultural, recreational and economic attributes of the site, public access to foreshore areas, aboriginal heritage, visual amenity, coastal flora and fauna, coastal practices and communal impacts.

Impacts on these attributes will be carefully considered as part of the Part 3A Environmental Assessment for the project.

State Environment Planning Policy (Major Projects 2005)

This policy defines certain developments that are major projects under Part 3A of the *Environmental Planning and Assessment Act 1979*. This SEPP also lists State significant sites.

The proposal constitutes a tourist facility within a sensitive coastal location. Pursuant, therefore, to item 1(f) of Schedule 2 of this SEPP, the project is defined as a major project and requires approval under Part 3A of *Environmental Planning and Assessment Act 1979*.

4.3.4 Development Control Plans

A number of DCP's apply to the project, including:

- DCP 10 – Provision for Open Space for South West Rocks and District;
- DCP 22 – Local Housing Strategy (Urban Areas other than Crescent Head) 2003; and
- DCP 30 – Acid Sulfate Soils.

This Preliminary Environmental Assessment has determined that there are no specific requirements within these relevant DCP's that would prohibit the development. However, the Environmental Assessment will need to demonstrate compliance with the relevant provisions of the aforementioned DCP's.

4.3.5 Other Council Policies

Flood Risk Management Policy

The formulation of this policy is a result of awareness of the need to carefully consider development in flood prone lands. The subject site is within flood prone land, but it is not located within an identified floodway.

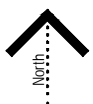
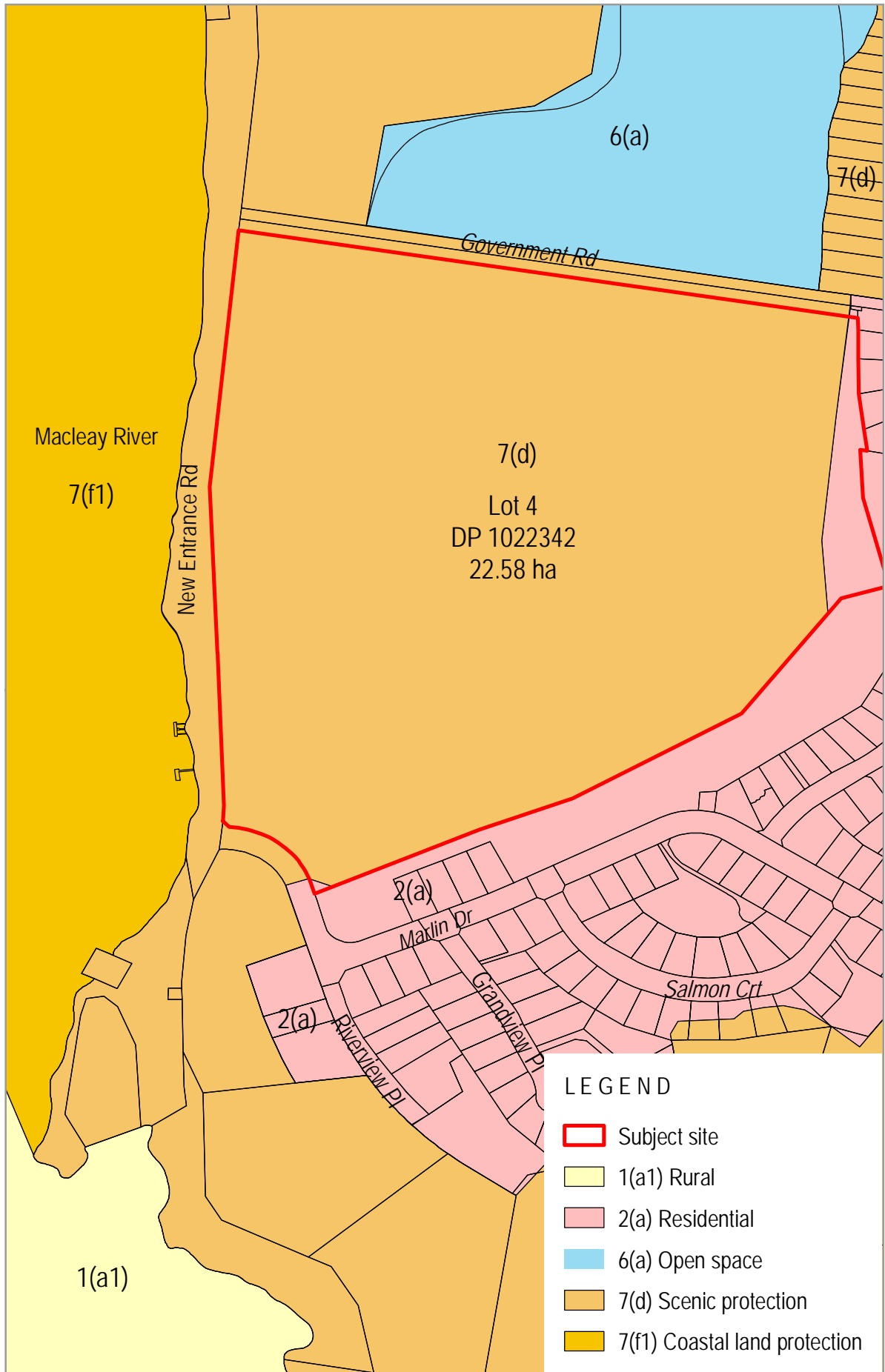
The Policy, although not specifically prohibiting the development, will require the project to:

- address flood risk in terms of risk to human life and property;
- provide an appropriate evacuation plan;
- ensure that any structures are designed and certified to withstand flood impacts; and
- ensure that the cabins have a floor level 500mm above the 1 in 100 flood level.

Planning for Bushfire Protection 2006

The land is defined as Bushfire Prone Land and the proposed development involves the establishment of tourist cabins on the land. As such, the proposed development is identified in Section 100B of the Rural Fires Act 1997 as a 'special fire protection purpose', requiring a Bushfire Safety Authority from the Rural Fire Service.

The proposal will also need to comply with the relevant provisions of Planning for Bushfire Protection 2006. It is considered that there are sufficient buffers between the proposed cabins and the existing vegetation on the site to comply with these provisions.



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Preliminary Environmental Assessment

5.1 Biophysical Issues

The Environmental Assessment to be prepared for the Part 3A Application will investigate all potential biophysical impacts of the project. This investigation will include a comprehensive review of the existing site and a review of previous reports and studies relating to the site. It will also involve necessary additional investigations to ensure that all potential impacts of the proposed development are identified, assessed and addressed. The potential biophysical impacts are summarised below.

5.1.1 Ecological Values

The tourist cabins are proposed to be located on part of the site that has been highly modified and consists of maintained opened grasslands. The site, however, also contains a SEPP 14 wetland, which has considerable ecological value to the surrounding locality, although currently in a degraded state. The Environmental Assessment will need to address all potential impacts on the wetland including impacts on water quality and quantity, edge effects and impacts on existing vegetation.

Guiding Principles

The guiding principles for protection of the ecological values of the site are:

- ensure adequate treatment measures are implemented to treat all stormwater runoff to acceptable levels;
- monitor water quality as a result of the proposal; and
- retain all significant vegetation on the site.

5.1.2 Stormwater and Drainage

A comprehensive stormwater management plan will need to be prepared as part of the environmental assessment. This plan will need to address all potential impact associated with stormwater runoff from the tourist cabins and internal roads and footpaths, as well as any erosion and sedimentation impacts from construction of the cabins and associated infrastructure. The stormwater management plan will need to substantiate that there will be no net impact on the adjoining wetland as a result of the proposed development.

Guiding Principles

The guiding principles for protection of adjoining wetlands are:

- manage nutrients and pollutants such that there will be no net increase in pollutants above that for the catchment in its natural configuration; and
- manage post development flow volumes and discharge frequency to wetland to be consistent with pre existing runoff from the site to maintain existing hydrological conditions.

5.1.3 Potential Acid Sulfate Soils

The proposed construction of the cabins, internal roadways and footpaths may result in disturbance of acid sulfate soils. A comprehensive investigation into the presence of acid sulfate soils on the site will need to be undertaken to ensure that the project will be able to address any impacts from exposing acid sulfate soil and recommend any relevant mitigation measures.

Guiding Principles

The guiding principles relating to acid sulfate soil for the proposed development are:

- determine the extent of acid sulfate soils that exists on the site; and
- ensure an adequate management plan is prepared to address all potential impacts from disturbance of acid sulfate soils as a result of development.

5.1.4 Flooding

The subject site is located on flood prone land. The proposed Part 3A Application will need to address flood implications from the project. The Environmental Assessment for the Part 3A Application will need to address flood risk to occupants, the impact of the flows as a result of the cabins in larger events and flood evacuation measures in times of flood inundation.

Guiding Principles

The guiding principles relating to flood impacts at the subject site are:

- assess impacts on flood velocities and flows on adjoining properties to ensure no net impacts;
- assess flood risk to future occupants of the cabins; and
- provide adequate evacuation protocol to ensure flood risk to occupants is reduced to acceptable levels.

5.1.5 Bushfire

The subject site is located on Bushfire prone land. The proposed Part 3A Application will need to address bushfire implications with the project. The Environmental Assessment for the Part 3A Application will need to address bushfire risk to occupants and compliance with Planning for Bushfire Protection 2006.

Guiding Principles

The guiding principles relating to Bushfire impacts at the subject site are:

- assess bushfire risk on proposed cabins and occupants; and
- ensure compliance with Planning for Bushfire Protection 2006.

5.2 Socio-Economic Issues

5.2.1 Visual Amenity

The subject site has the potential to provide a high level of amenity for potential users of the tourist facilities due to its location adjacent to the Macleay River. The proposal also has the potential to impact on the existing amenity of the locality as the site is currently vacant and can be viewed from various public locations and existing dwellings. Visual impact will be a key issue and will need to be addressed as part of the Part 3A Environmental Assessment.

Guiding Principles

Guiding principles relating to visual amenity:

- ensure the visual impact of the proposed cabins is mitigated by implementing quality design principles; and
- prepare and implement a comprehensive landscaping plan that specifically deals with visual impacts of the cabins.

5.2.3 Noise

Potential impacts on the proposed tourist cabins from the existing Riverside Tavern will need to be addressed. It is considered this can be achieved through creating adequate buffer distances from the tavern and through appropriate design and orientation of the cabins.

Guiding Principles

The guiding principles for noise for the riverside tourist cabins are:

- identify potential noise impacts; and
- adopt appropriate strategies to mitigate any potential noise impact.

5.2.4 Traffic and Access

Access is proposed via two entrances, one off New Entrance Road and the other off Marlin Drive. The Environmental Assessment will need to provide an assessment of traffic impact associated with the proposed development. This assessment will look at potential impacts on the current road network, road uses and road standard and assess compliance of the proposed development with the RTA publication guide for traffic generating developments, and Council's relevant Development Control Plans.

Guiding Principles

The guiding principles for traffic and access are to:

- work with local residents and users of the road to ensure road safety;
- implement required road safety measures; and
- integrate with the existing users of the road including the Riverside Tavern.

5.2.5 Public Interest

The proposed cabins, given their location adjacent to the Macleay River, may be of concern to some residents in the locality. The proponent will continue to work with residents in the locality in a consultative manner to ensure any potential impacts to the amenity of the locality are mitigated to an acceptable level.

Guiding Principles

The guiding principles in regard to public interest are:

- continue to be open and transparent with the public in regard to potential impacts from the development;
- provide relevant information to all stakeholders when available;
- minimise conflict between existing traffic and the proposed tourist cabins; and
- work collaboratively with the likely effected parties to seek acceptable solutions.

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Consultation

The proponent met with representatives of the Department of Planning on 5 December 2008 to discuss the proposed project. The Department of Planning advised that the proposal is likely to be a project which Part 3A of the Environment Planning and Assessment Act 1997 applies and for which the Minister for Planning is the approval authority.

The Department further advised that the proposal as presented would not be supported in its current design as the proposed cabins presented as two-storey houses rather than tourist cabins. The Department further advised that any works in relation to the SEPP 14 Wetland be included as part of the project.

As a result of this consultation, the proponent has refined the design of the cabins reducing their size. As mentioned previously any proposal for rehabilitation works to the SEPP 14 wetland is proposed to be carried out as part of a separate BioBanking Scheme (refer to **Section 3**).

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Conclusion

This Preliminary Environmental Assessment describes the project, identifies the planning framework that will be relevant to the proposed project and identifies potential environmental and socio-economic impacts from the proposed project. It is considered that the key matters that require further investigation as part of the Environmental Assessment relate to:

- flooding;
- impact on adjoining SEPP 14 wetland;
- traffic and access;
- potential acid sulfate soil;
- bushfire;
- impact of the development on the adjoining Macleay River estuary; and
- visual impact.

The proposed tourist facility is considered to be generally consistent with the relevant planning EPIs, DCP's and relevant policies. It is also considered that the identified potential impacts could be mitigated by quality design outcomes.

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References

DARKHEART Eco-Consulting (2004) Ecological Assessment - Proposed Caravan New Entrance Road South West Rocks April, 2004.

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Preliminary Concept Design and Site Plan



EAST ELEVATION

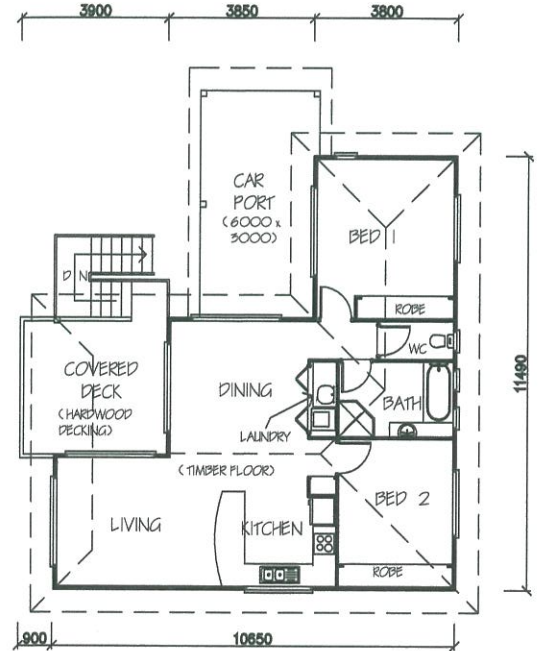


NORTH ELEVATION



WEST ELEVATION

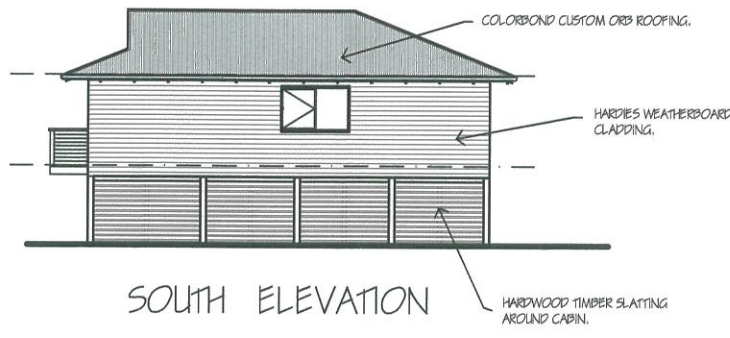
APPROX FLOOR LEVEL.
R. 3.15m AHD.
(MINIMUM REQUIRED BY COUNCIL
R. 3.1m AHD.)
HIGH FLOOD LEVEL BY COUNCIL.
R. 2.6m AHD
NATURAL SURFACE LEVEL VARIES.
APPROX R. 1.0m AHD



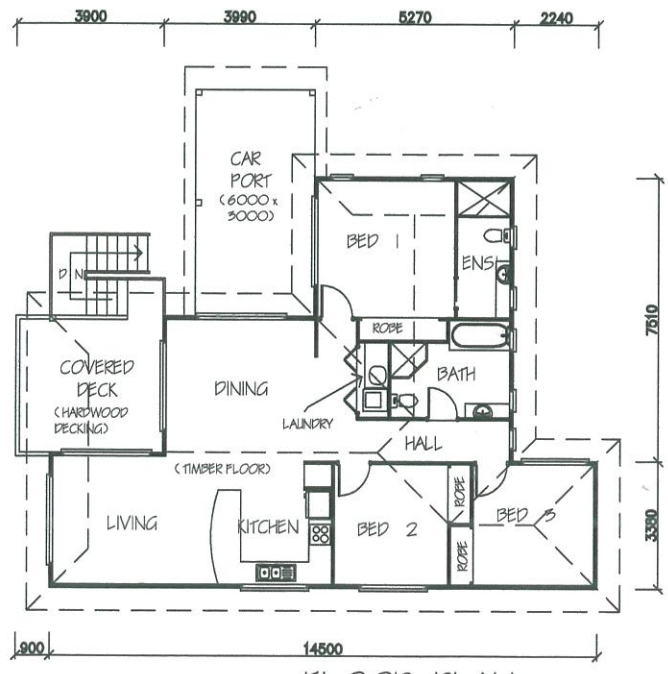
FLOOR PLAN

CABIN FLOOR AREA
LIVING AREAS / 82.1m²
COVERED DECK / 14.2m²
96.3m²

2 BEDROOM CABIN.



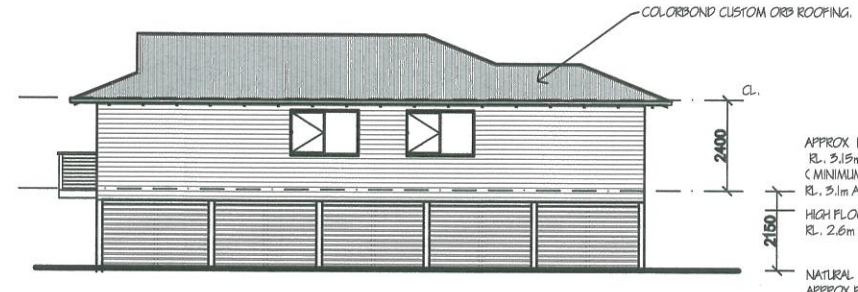
SOUTH ELEVATION



FLOOR PLAN

CABIN FLOOR AREA
LIVING AREAS / 104.4m²
COVERED DECK / 14.2m²
118.6m²

3 BEDROOM CABIN.



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

FLOOR PLANS AND ELEVATIONS.

NOTE :
THE BUILDER IS RESPONSIBLE FOR CONFIRMATION OF ALL DIMENSIONS AND LEVELS ON SITE, PRIOR TO COMMENCING CONSTRUCTION. REPORT ANY DISCREPANCIES TO THIS OFFICE IMMEDIATELY FOR CLARIFICATION.
READ FIGURED DIMENSIONS ONLY, DO NOT SCALE DRAWING.
THIS DRAWING REMAINS THE PROPERTY OF PAUL SMITH BUILDING DESIGN, AND AS SUCH CANNOT BE REPRODUCED PARTLY OR WHOLLY, WITHOUT THE CONSENT OF PAUL SMITH BUILDING DESIGN.

AMENDMENT	
'A'	7.01.09 CABIN HEIGHT AND FLOOR AREA REDUCED.

Paul Smith
building design

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PROJECT
PROPOSED TOURIST CABINS
LOT 4 DP 1022342
NEW ENTRANCE ROAD,
SOUTH WEST ROCKS.
FOR SHANNON PACIFIC P/L & EASTLAND
CONSTRUCTIONS P/L.

DRAWING	PRELIMINARY ENVIRONMENTAL ASSESSMENT FOR PART 3A PROJECT APPLICATION.
SCALE : 1 : 100	JOB No. 08 - 129
DRAWN : P.W.S.	AMENDMENT 'A'
DATE : 24.11.08	SHEET No. 2 OF 2