

**APPENDIX 1-STATEMENT OF  
HERITAGE IMPACT PREPARED  
BY VICTORIA DESIGN &  
MANAGEMENT PTY LTD**

## **1.0 INTRODUCTION**

### **1.1 Brief**

The preparation of an Assessment of Heritage Significance for Tathra Hotel Motel, Tathra, New South Wales, has been requested by Bega Valley Shire Council as part of a Development Application (DA) to be lodged by the owners as the site is included on Council's heritage schedule Item 13960. The report assesses the heritage significance of the site and should be read in conjunction with the other heritage report Statement of Heritage Impact (SOHI) which will also accompany the DA.

### **1.2 Study Area**

The original hotel with extensions and adjacent motel, is located on the corner of Bega Street, Tathra, a small south coast town about 20 kilometers from Bega, the main town of the Shire. The buildings partly occupy the site with car park and unkempt grassland taking up the remainder. Bega Street forms the west boundary, the south and north boundaries front residential blocks and Crown Land adjoins the eastern boundary. The study is confined to the portion of land as shown on the attached Site Plan<sup>1</sup>.

### **1.3 Methodology**

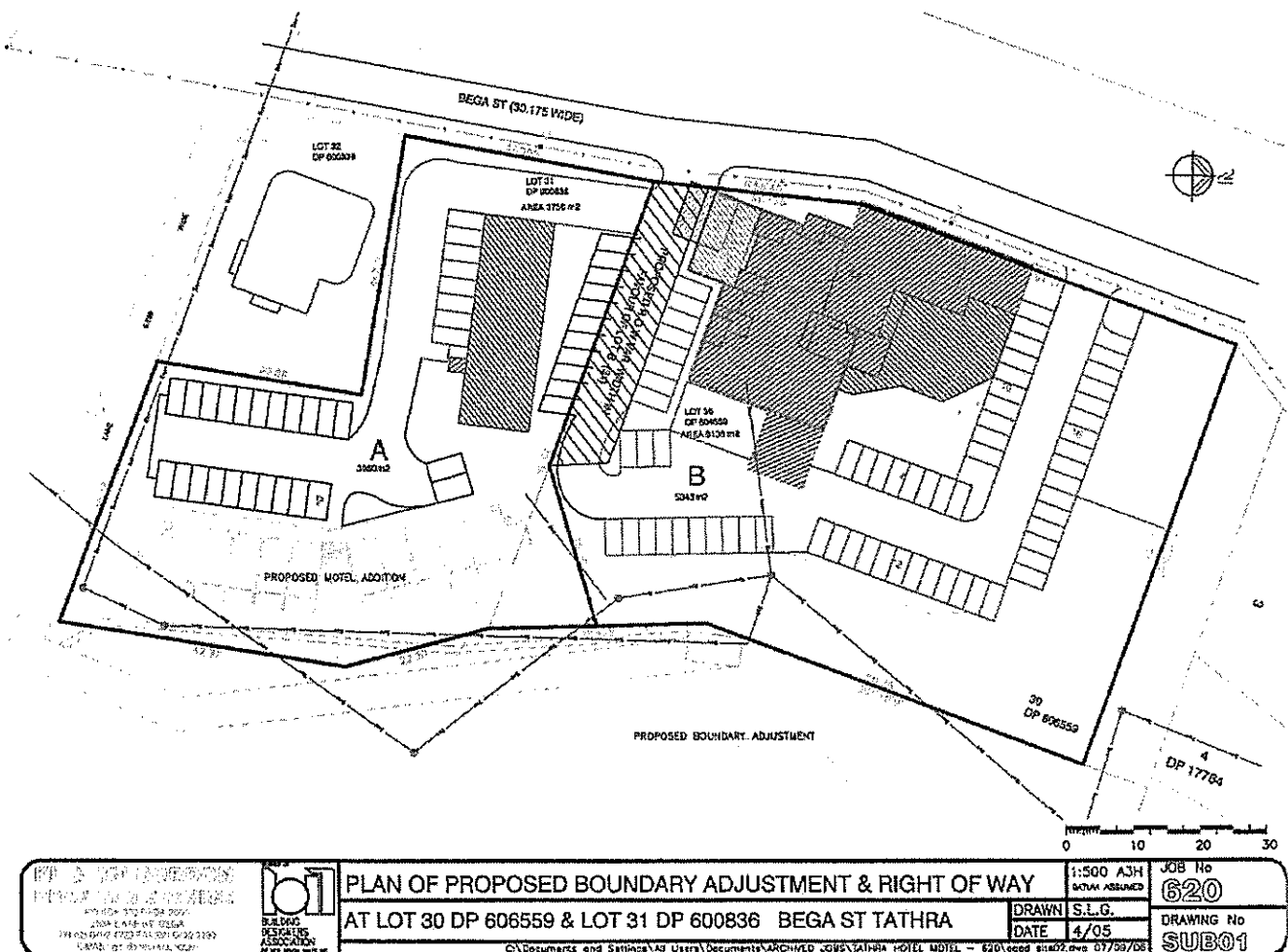
The Assessment of Heritage Significance has been prepared in accordance with the Australian ICOMOS *Illustrated Burra Charter 1999* and has been formulated following the recommendations and guidelines in *Assessing Heritage Significance, NSW Heritage Manual 2001* and other relevant documents such as *Heritage Curtilages 1996, History & Heritage 1996* published by the NSW Heritage Office.

### **1.4 Limitations**

Every effort has been made to verify dates and historical facts despite available documents being limited. People relying on the historical information contained in this report, which may be used for other purposes, should make their own investigations as to its veracity. It is considered that the historical information which has been included is adequate to establish the heritage significance of the site.

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<sup>1</sup> See Site Plan p2



Site Plan – Tathra Hotel Motel  
 The original Tathra Hotel is  
 the purple cross hatched building on Lot B

## **1.5 Disclaimer**

Any representation, statement, opinion or advice, expressed or implied in this document is made in good faith but on the basis that Victoria Design & Management Pty Ltd is not liable (whether by reason of negligence, lack of care or otherwise) to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking or not taking (as the case may be) action in respect of any representation, statement or advice referred to in this document.

## **1.6 Author**

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The author made one site visit on Tuesday 10 October 2006.

## **1.7 Acknowledgements**

The author would like to thank the following people for their assistance with this report:

John McKee	Keeplan
Ken Gordon	KL & CM Drafting Services

## **2.0 DOCUMENTARY EVIDENCE**

### **2.1 Thematic History**

In 1797 a party of shipwrecked sailors from the ‘Sydney Cove’ walked through the district trying to find their way to Sydney from Point Hicks, Victoria, by following the east coast. This is the first recorded visit of white men to Tathra and the Bega Valley area. The following year George Bass rowed along the south coast but did not make any particular mention of what became known as Tathra, around the mouth of the Bega River.

Thirty year later four of the district’s pioneers journeyed through the area looking for grazing lands and established several farms in the hinterland. As sheep and cattle production increased wharves were first built at Eden and then at Merimbula. These proved too far away for the farmers of Bega and ships started to moor offshore at Kiannini and Kangarutha and goods and passengers were sent to and fro in longboats.

A small jetty was constructed in 1860 at Tathra Head and was known as the Farmers’ Sea Wharf. Two years later a more substantial wharf was completed and Tathra Wharf soon became the busiest port on the south coast despite its difficult access and exposure to big sea swells.

The wharf continued to be expanded and the district develop although village settlement at Tathra was quite slow with the first recorded resident in 1867. The first hotel, the Brighton, was established in the early 1870s but it was burnt down in unexplained circumstances in 1881.

Today’s Tathra Hotel, the third hotel in the village, was built in 1888 by JW Twyford and called the Ocean View. Twyford also planted a number of Norfolk Island pine trees around the hotel. By the early 20<sup>th</sup> century the Ocean View was busy and popular but was also regarded as ‘a rollicking frontier pub’ and ‘you were lucky if you didn’t see a fight a day plus half a dozen at the weekend’<sup>2</sup>. Passengers travelling by ships docking at the Tathra Wharf would often seek accommodation there.

In 1911 there were 81 residents and twenty six houses as well as a school, post office and shop but no church or hall. The Ocean View advertisements of 1920 promoted the hotel as a place for holidays with ‘A combination of attractions. Magnificent climate, scenery. Shooting, fishing and oysters’<sup>3</sup>

In the 1960s the beer garden was established under the Norfolk Island pine trees and an upstairs lounge was built. About that time the hotel became known simply as the Tathra Hotel.

In the 1980s a fire destroyed some of the upper level where the publican and his family were residents. The motel section was added in the early 1980s.

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<sup>2</sup> *Roads to Water* Evans, Norm p124

<sup>3</sup> *Ibid* p123

## **2.2 Ability to Demonstrate**

The Tathra Hotel is one of a small group of buildings in Tathra which represent the 19<sup>th</sup> century. It is the only hotel left in the town and exhibits late Victorian architectural detailing and proportions.

Its early development and growth relied on its association with Tathra Wharf and the business activities that the shipping trade generated until the 1950s. Latterly coastal tourism has supported its expansion to a hotel motel complex.

The Tathra Hotel illustrates the National Historical themes of *Building Settlements, Towns & Cities*. Further it demonstrates the State Historical themes of *Towns, Suburbs & Villages* and *Accommodation*.

## **3.0 PHYSICAL EVIDENCE**

### **3.1 The Site**

The site adjoins Crown Land which falls away to cliffs and the coast, on the ridge of Tathra Headland with aspect east to the South Pacific Ocean. The two blocks, Lot 30 DP 606559 and Lot 31 DP 600836, fall approximately from west to east. It is generally cleared with a number of Norfolk Island pine trees but little other vegetation of note. The Tathra Hotel is located on Lot 30 DP 606559.

### **3.2 Identification of Existing Fabric**

The hotel is a two storey weatherboard building with hipped corrugated iron roof, two storey verandah running along the Bega Street façade which continues across the north elevation.

The verandah has a cast iron balustrade. The south facade has a weatherboard and brick extension which houses the reception area and the east façade has a single storey brick extension with skillion roof which is used as an addition to the hotel lounge.

Two old Norfolk Island pines are growing on the northern section of the block.

The interior of the hotel building has little or no original fabric remaining.

### **3.3 Analysis of Existing Fabric**

The exterior of the Tathra Hotel is in fair to good condition although most apertures appear to have been altered, replaced or removed over the years since construction.

The weatherboard walls and corrugated iron roof have undergone maintenance and repairs and in some cases areas of replacement.

### **3.4 Integrity & Intactness**

The front and north hotel facades display many elements of the original building's design and character and therefore a fair to moderate degree of integrity despite the alterations of nearly all apertures, the enclosing of verandahs and installation of fire stairs. However the balance of the building has been radically altered and little evidence of original materials, workmanship or design remains resulting in a low degree of integrity and intactness for the building as a whole.

#### **4.0 ASSESSMENT OF CULTURAL SIGNIFICANCE**

##### **4.1 Heritage Assessment Criteria**

An item will be considered to be of national, state or local heritage significance if it meets one or more of the following criteria.

**Criterion (a)** an item is important in the course, or pattern of NSW's cultural or natural history (or the cultural or natural history of the local area);

**Criterion (b)** an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);

**Criterion (c)** an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);

**Criterion (d)** an item has strong or special association with a particular community or cultural group in NSW or (the local area) for social, cultural or spiritual reasons;

**Criterion (e)** an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);

**Criterion (f)** an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);

**Criterion (g)** an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places (or the cultural or natural places of the local area) or cultural or natural environments (or a class of the local area's cultural or natural environments);



## **4.2 Comparative Analysis**

### **Criterion (a) Historic Value**

Only three 19<sup>th</sup> century buildings survive in Tathra - Tathra Wharf, the Harbour Master's Cottage (now restaurant) and the Tathra Hotel. Many other buildings were destroyed by fires which swept through the town in the early 20<sup>th</sup> century or alternatively have been demolished to make way for new buildings. These three, as a group, demonstrate the importance of the shipping trade to the development of the town.

Tathra Hotel has a moderate rating of historic significance at a local level (*Criterion (a)*).

### **Criterion (b) Associational Value**

No known associational values

### **Criterion (c) Aesthetic/Architectural Value**

Tathra Hotel is a landmark owing to its position on the ridge of Tathra Head and being one of the few two storey buildings in the area. It illustrates Victorian architectural principles and tastes particularly the double storey verandah with cast iron balustrade. The two surviving Norfolk Island pines, although in poor health, enhance the heritage character of the place.

The building has a moderate rating of aesthetic significance at a local level (*Criterion (b)*)

### **Criterion (d) Social Value**

For more than 120 years the hotel has been the focal point of social activity for the town and for many of the areas inhabitants. It has remained well patronised over the years evolving to suit changing times and expectations. This is illustrated by the motel extension as well as the complete modernization of the interior and addition of beer garden deck.

Moderate degree of social significance at a local level. (*Criterion (d)*)

### **Criterion (e) Technical/Research Value**

Any information which may be available at the hotel regarding 19<sup>th</sup> century building materials and techniques or customs and lifestyles could probably be better investigated at a less altered site.

No significant technical/research values.

### **Criterion (f) Rarity**

Owing to the ready availability of timber weatherboard was a popular material for late 19<sup>th</sup> century buildings on the south coast of NSW. Two storey hotels were prevalent in many towns throughout the Bega Valley and several other examples survive. On or in the vicinity of the coast in Bega Valley Shire similar extant weatherboard hotels from the late 19<sup>th</sup> century are the former Queens Hotel, Candelo, the Great Southern Inn, Eden and the Horseshoe Bay Hotel, Bermagui.

The Tathra Hotel is one of only three extant Victorian buildings in Tathra.

### **Criterion (g) Representativeness**

The hotel represents the development of the south coast from the time of the early pastoralists to the present day and particularly Tathra's importance for shipping transport along Australia's east coast. It was typical of accommodation offered to travellers during those years and then further developed owing to the popularity of tourism in the area. Further it represents hotel accommodation for the late 19<sup>th</sup> and early 20<sup>th</sup> century.

### **4.3 Definition of Curtilage**

The curtilage is defined by the boundaries of Lot 30 DP 606559 and also includes views and vistas to and from the building. Outlook to the South Pacific Ocean and the view from the sea back to the site defines the setting and particular association with life on NSW's south east coast.

### **4.4 Statement of Significance**

Tathra Hotel is tangible evidence of the Victorian era and the significance of the town to the growth of the Bega Valley from the days of the pioneers to its popularity as a seaside tourist destination today. (*Criterion (a)*)

Its exterior displays Victorian architectural detailing and design, and owing to its siting, is one of the most prominent buildings in the town. The Norfolk Island pine trees are important contributive elements to the landscape. (*Criterion (c)*)

The hotel is a centre for the people of the town and surrounding community and provides opportunities for entertainment and gatherings. People of Tathra hold the hotel in high regard as evidence of their cultural background as well as their long association with shipping and seaside holidays. (*Criterion (d)*)

One of only three identified Victorian buildings remaining from what had been a thriving village at the end of the 19<sup>th</sup> and beginning of the 20<sup>th</sup> centuries. (*Criterion (f)*)

Elements of Victorian architecture, material use, building techniques and customs and lifestyles are represented at the site. (*Criterion (g)*)

The Tathra Hotel has a moderate degree of cultural heritage significance at a local level.

# **Tathra Hotel Bega Street, Tathra, NSW**

**Formerly**

**Ocean View Hotel**

## **Statement of Heritage Impact**



**Tathra Hotel, Tathra NSW 1920**  
*Roads to Water p123*

**November 2006**  
**Victoria Design & Management Pty Ltd**  
**7 Mitchell Road**  
**Palm Beach 2108**  
**ACN 50 057 931 638**

## **1.0 The Statement**

This statement refers to Tathra Hotel/Motel, Bega Street, Tathra, NSW. Tathra Hotel is included on Bega Valley Shire Council's LEP heritage schedule Item 13960. Council requires a Statement of Heritage Impact to be submitted if there is a development proposal to alter any site on the LEP heritage schedule.

This statement forms part of the Statement of Environmental Effects to be lodged with a Development Application for the property comprising Lot 30 DP 606559 and Lot 31 DP 600836.

The Statement has been prepared in accordance with the NSW Heritage Office Guidelines *Statements of Heritage Impact*.

## **2.0 The Proposal**

In brief the proposal is to build a new motel wing comprising two double storey buildings on Lot 31 DP 600836. The proposed structures will provide 20 extra rooms with ensuite bathrooms and the development will include car parks and extra driveway areas. The motel buildings will be constructed of rendered masonry with corrugated steel roofing. Please refer to attached plans.

## **3.0 The Site**

A site inspection was undertaken on Tuesday 10 October 2006.

The hotel motel, comprising the original hotel with extensions and motel, is located on the corner of Bega Street, Tathra, NSW. The buildings partly occupy the site with car park and unkempt grassland taking up the remainder. Bega Street forms the west boundary, the south and north boundaries front residential blocks and Crown Land, which fronts the Pacific Ocean, adjoins the eastern boundary.

## **4.0 Author**

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## **5.0 Applicant**

The Statement has been prepared for Mr Barrie Frost, owner of the Tathra Hotel Motel.

## **6.0 Other Reports**

This Statement should be read in conjunction with the *Assessment of Heritage Significance*, November 2006, prepared by Victoria Design & Management Pty Ltd

## **7.0 Impacts on Heritage Significance**

### **7.1 Positive Impacts on Heritage Significance**

The following aspects of the proposal respect or enhance the heritage significance of the item for the following reasons:

- i The new building will not be physically linked to the original hotel.
- ii The new building does not have an impact on views and vistas to and from the original hotel, including views to and from the Pacific Ocean.
- iii Proposed designs are based on traditional architectural elements already evident at the site such as hipped roofs, verandahs and balconies.
- iv The new building will be constructed on vacant land presently unused and unkempt

### **7.2 Negative Impacts on Heritage Significance**

It is not considered that the proposal will have any negative impacts on the heritage significance of the Tathra Hotel.

Clause 62 Conservation incentives

*(1) Consent may be granted to the use, for any purpose, of a building that is a heritage item, or of the land on which the building is erected, even though the use would otherwise be prohibited by this plan, if the consent authority is satisfied that:*

- (a) the proposed use would not adversely affect the heritage significance of the item or its setting, and*
- (b) the proposed use is in accordance with a conservation management plan which has been endorsed by the consent authority, and*
- (c) the granting of consent to the proposed use would ensure that necessary conservation work identified in the conservation management plan is carried out, and*
- (d) the proposed use would not adversely affect the amenity of the surrounding area otherwise than to an insignificant extent, and*
- (e) the conservation of the building depends on the granting of the consent.*

*(2) When considering an application for consent to erect a building on land on which a building that is a heritage item is located, the consent authority may, for the purpose of determining:*

- (a) the floor space ratio, and*
- (b) the number of parking spaces to be provided on the site,*  
*exclude the floor space of the heritage item from its calculation of the floor space of the buildings erected on the land, but only if the consent authority is satisfied that the conservation of the heritage item depends on it making the exclusion.*

Comment:

An Aboriginal archaeological assessment survey has been prepared by NSW Archaeology Pty Ltd detailing that the motel addition will not have any adverse impact upon the archaeological significance of the site. A copy of the report is submitted with the Environmental Assessment Report. (*Appendix 2*)

Clause 63 Development affecting places or sites of known or potential Aboriginal heritage significance

*Before granting consent for development that is likely to have an impact on a place of Aboriginal heritage significance or a potential place of Aboriginal heritage significance, or that will be carried out on an archaeological site of a relic that has Aboriginal heritage significance, the consent authority must:*

- (a) consider a heritage impact statement explaining how the proposed development would affect the conservation of the place or site and any relic known or reasonably likely to be located at the place or site, and*
- (b) except where the proposed development is integrated development, notify the local Aboriginal communities (in such way as it thinks appropriate) and the Director-General of National Parks and Wildlife of its intention to do so and take into consideration any comments received in response within 28 days after the relevant notice is sent.*

Comment:

An Aboriginal archaeological assessment survey has been prepared by NSW Archaeology Pty Ltd detailing that the motel addition will not have any adverse impact upon the archaeological significance of the site.

Clause 64 Development affecting known or potential archaeological sites of relics of non-Aboriginal heritage significance

- (1) Before granting consent for development that will be carried out on an archaeological site or a potential archaeological site of a relic that has non-Aboriginal heritage significance (whether or not it is, or has the potential to be, also the site of a relic of Aboriginal heritage significance), the consent authority must:*

- (a) consider a heritage impact statement explaining how the proposed development will affect the conservation of the site and any relic known or reasonably likely to be located at the site, and*
- (b) notify the Heritage Council of its intention to do so and take into consideration any comments received in response within 28 days after the notice is sent.*

- (2) This clause does not apply if the proposed development:*

- (a) does not involve disturbance of below-ground deposits and the Council is of the opinion that the heritage significance of any above-ground relics would not be adversely affected by the proposed development, or*
- (b) is integrated development.*

Comment:

No adverse impacts are foreseen. (*Appendix 2*)

Clause 65 General principles for development and use of land and buildings

*(1) Before granting consent for development within any zone, consideration shall be given by the consent authority to such of the following as are relevant to the proposed development:*

- (a) the impact of that development on:*
  - (i) the water quality of waterbodies, and*
  - (ii) the ability of rural land to be used for agricultural production or industry, or both, and*
  - (iii) soil resources, and*
  - (iv) existing vegetation, native flora and fauna and riparian corridors, and*
  - (v) the topography and setting of the land, and*
  - (vi) the streetscape character of the locality, and*
  - (vii) the scale and design of neighbouring development, and*
  - (viii) significant views enjoyed from parks, reserves, roadways, footpaths and other public places, and*
  - (ix) the energy efficiency of the site and any buildings on the site, and*
  - (x) the availability of a water supply to adequately provide for domestic, agricultural and fire fighting purposes and, where that proposed water supply is from a river, creek, dam or other waterway, the effect upon the other users of that water supply, and*
  - (xi) waste generation, and*
  - (xii) the cultural significance of the land, and*
  - (xiii) the treatment of stormwater prior to discharge or the use of stormwater, and*



*(xiv) traffic generation and appropriate vehicular access into and around the site, and*

*(xv) any measures necessary to mitigate any of these impacts,*

*(b) the cumulative impact on the environment of:*

*(i) the development, and*

*(ii) other development in the vicinity of the proposed development.*

Comment:

Detailed within “Key Issues” Section 4.0 of the Environmental Assessment Report.

Clause 67 Subdivision

*(1) Except as provided by subclause (2), development consent is required for the subdivision of land.*

*(2) Development consent is not required for subdivision which is exempt development.*

*(3) Despite any other provision of this plan, consent may be granted to a boundary adjustment between existing allotments that does not create any additional number of allotments, but only where the consent authority is satisfied that use of the resulting allotments will be consistent with the uses for which the existing allotments were originally created.*

*(a) if the Council has issued a permit that authorises the activity concerned and the activity is carried out in accordance with any conditions set out in the permit, or*

*(b) where it can be demonstrated to the satisfaction of the consent authority that the tree is dying or dead or has become dangerous.*

Comment:

Approval is sought for a minor boundary adjustment to facilitate the northern tip of the motel addition which requires consent under clause 67 of BV LEP 2002. The proposal is satisfactory with relevant considerations under clause 67. Each proposed lot is capable of accommodating the existing motel & hotel along with the motel addition.

Clause 79 Ecologically sustainable development

*Before determining an application for consent to development, consideration shall be given by the consent authority to the following in so far as they are relevant to the proposed development and may promote the principles of ecologically sustainable development:*

- (a) building and allotment orientation,*
- (b) conservation, protection and enhancement of natural resources (including riparian areas and remnant native vegetation),*
- (c) optimisation of the use of natural features of the site,*
- (d) reduction of car dependence,*
- (e) use of landscaping to improve air, soil and water quality,*
- (f) optimisation of energy efficiency,*
- (g) waste minimisation.*

Comment:

The building has been designed utilising ecological sustainable development principles as detailed in the “Key Issues” Section 4.0 Energy Assessment of the report. An energy assessment report has been prepared by Hallahan & Associates Pty Ltd (*Appendix 7*)

The building is suitably orientated to the east so as to benefit from solar access exposure and has a high degree of window provision so as to enable solar penetration into the building. The building also utilises energy efficient saving devices.

Clause 84 Building lines

- (1) Consent must not be granted to the erection of a building on land with frontage to a road unless the building is required to be set back from the nearest alignment of the road at a distance determined by the consent authority.*
- (2) In determining a distance for the purposes of this clause, the consent authority shall have regard to:*

- (a) the nature, scale and function of the building and*
- (b) the maximisation of sight distances for drivers using the road, including visibility of points of access to the road, and*
- (c) the minimisation of distractions to drivers using the road, and*
- (d) any possible future need to alter the road alignment, and*
- (e) the desirability of maintaining existing roadside vegetation.*

Comment:

The motel addition is extensively setback from Bega Street in accordance with Council's Development Control Plan No.7-Minimum Setbacks to Roads and Nominated Waterways.

Clause 85     Height of buildings

*(1) A building shall not be erected on land to which this plan applies where:*

- (a) in the case of land within 50 metres of the mean high water mark:*
  - (i) the building contains more than 2 storeys, or*
  - (ii) the vertical distance between any part of the building and the natural ground level exceeds 7.5 metres, or*
- (b) in all other cases:*
  - (i) the building contains more than 3 storeys, or*
  - (ii) the vertical distance between any part of the building and the natural ground level exceeds 10 metres.*

*(2) When the number of storeys in a proposed building are counted for the purposes of this clause, any storeys that are basements, cellars or similar structures and that do not protrude more than 1.2 metres above finished ground level at the perimeter of the building are excluded.*

Comment:

The proposed motel addition has a maximum height of 7.0 metres measured from the natural ground level to the ridge of the roof.

#### 4.1.5 Tathra Structure Plan

Bega Valley Shire Council recently adopted its Tathra Structure Plan. No specific development controls or planning intentions are stipulated for the site under the Structure Plan.

#### 4.1.6 Development Control Plan No.1-Residential Standards

The proposed development is subject to assessment under the Residential Design Code, which stipulates development guidelines for residential development.

The development is consistent with the relevant objectives and building design principles applying to the property under the Residential Standards Code. The proposed building design, boundary setbacks, heights, car parking, etc comply with the provisions of DCP No.1.

#### 4.1.7 Development Control Plan No.7-Parking Code

Bega Valley Shire Council's Parking Code-DCP No.7 requires the following parking provision for a motel:

- 1 space per unit
- 1 space per 2 employees
- 1 space per 10m<sup>2</sup> within restaurant
- 1 space per 3 seats within function room

Based upon 20 motel units, the development generates a demand for 20 additional car parking spaces. Based upon the addition generating the need for 4 additional staff, 2 staff car parking spaces are required. The motel does not have a restaurant or function room component. There is a restaurant within the existing hotel which existing car parking is allocated for.

In total the motel addition generates a demand for 22 car parking spaces and 23 are proposed. Therefore a surplus of 1 car parking space exists under BVSC Parking Code-Development Control Plan No. 7.

#### 4.1.8 Development Control Plan No.6- Minimum Setbacks to Roads and Nominated Waterways

The siting of the motel addition is setback 49 metres at its closest point to Bega Street in accordance with Council's Development Control Plan No.7-Minimum Setbacks to

Roads and Nominated Waterways. The proposed building is not foreseen to have any detrimental visual impacts as it has been designed so only the upper level will be visible from the road. The visual impact from the Tasman Sea will be minimal as the proposed building will blend in with adjoining buildings and cover of tree.

#### 4.2 CUMULATIVE IMPACTS

The development represents an addition to an existing established hotel and motel. It is not considered that the development will generate a desire for further development upon other properties in the locality and accordingly no cumulative impacts are foreseen as a result of it. My client currently has no intentions of further development upon the site.

Discussions with Bega Valley Shire Council have revealed that existing town services in the form of water, sewer & waste can accommodate the additional pressure that the development is anticipated to generate.

It is noteworthy that property further north of the subject land on the coastal headland has been resumed by the State Government as a public reserve and consequently has no development potential.

#### 4.3 DESIGN, VISUAL IMPACTS AND DESIGN QUALITY PRINCIPLES

##### 4.3.1 Coastal Policy 1997

The proposed motel addition is consistent with the following goals and relevant objectives of the NSW Coastal Policy 1997. The following provides an assessment of the subdivision with the goals of the policy:

##### *Goal 1 To protect, rehabilitate & improve the natural environment*

Comment: The motel addition has been specifically designed so as to protect the natural environmental qualities of the site. Importantly an Arborist report is submitted with the application which provides recommendations for the preservation of the existing Norfolk Pine upon the property. (*Appendix 6*)

All stormwater will be appropriately treated in accordance with water sensitive urban design guidelines to ensure that the discharge of water is not contaminated and water quality is not compromised. Stormwater management plan submitted. (*Appendix 4*)

##### *Goal 2 To recognise & accommodate natural processes & climate change*

Comment: The motel addition is not foreseen to impact upon the natural processes of the area or climate change. Appropriate energy efficiency measures have been incorporated into the design of the building.

*Goal 3 To protect and enhance the aesthetic qualities of the coastal zone*

Comment: The motel addition design and scale is such that it is of high aesthetic qualities that will be in keeping with the surrounding natural coastal character of the Tathra headland & retain the natural scenic qualities of the area.

*Goal 4 To protect & conserve cultural heritage*

Comment:

A detailed Heritage Impact Statement and Archaeological Assessment report are submitted with the Environmental assessment Report detailing that the proposal will not adversely impact upon the European and Aboriginal heritage of the Tathra Hotel and general area. (*Appendices 1 & 2*)

The subdivision has been specifically designed to protect sites of aboriginal heritage as addressed within the Aboriginal archaeological report prepared by NSW Archaeology Pty Ltd.

*Goal 5 To promote ecologically sustainable development and the use of resources*

Comment: The subdivision layout has been designed in accordance with sound ecological sustainable development principles,

*Goal 6 To provide for ecologically human settlement*

Comment:

Mike Hallahan & Associates Pty Ltd has prepared an energy assessment report for the motel addition and advised that the development is satisfactory with energy assessment consideration and incorporates best practice sustainability principles with the goal of producing minimal impact on the environment. A copy of the report is submitted with the Environmental assessment report. (*Appendix 7*)

*Goal 7 To provide for appropriate public access and use*

Comment: The proposed development does not impinge upon the front cliff face reserve and is not seen limit public access.

*Goal 8 To provide information to enable effective management*

Comment: Non applicable

*Goal 9 To provide for integrated planning and management*

Comment: Non applicable

**4.3.2 Coastal Design Guidelines for NSW 2003**

The development has been sympathetically designed with attention to the development guidelines and objectives of the NSW Coastal Design Guidelines. Accordingly it is considered that the development will not adversely impact upon the existing established settlement character of Tathra.

**Built form**

The motel addition represents a high quality contemporary architectural design and is of a suitable style and built form for the coastal locality.

The motel addition is articulated and has been designed as two separated building wings which are splayed apart to the northeast and southeast so as to reduce the bulk and scale of the building.

The motel addition represents a split level construction building which is suitably proportioned in terms of its low height, splayed nature and length so as to reduce building bulk and also utilises the natural topography of the site. The building also utilises a hip style of roof configuration so as to continue the historic roof design of the heritage listed Tathra Hotel.

**Visual Sensitivity**

The motel addition has been specifically setback from Bega Street and sited on the lower portion of the site so as to limit its impact upon both, the heritage listed hotel, and the scenic qualities of the locality. When viewed from Tathra it will appear as a single level building. It is also noteworthy that the motel addition is sited behind the dense row of tea tree planting on the front foreshore reserve.

A photomontage prepared by KL & CM Gordon Drafting Service is submitted with the Environmental Assessment Report that illustrates the likely visual impacts of the proposal upon the surrounding environment from varying view points.

**View East from the Tasman Sea towards the proposal.**

The photomontage below suggests that the upper first floor and roof line of the motel addition will be visible given the development is setback below the existing tea tree line above the natural cliff face escarpment.



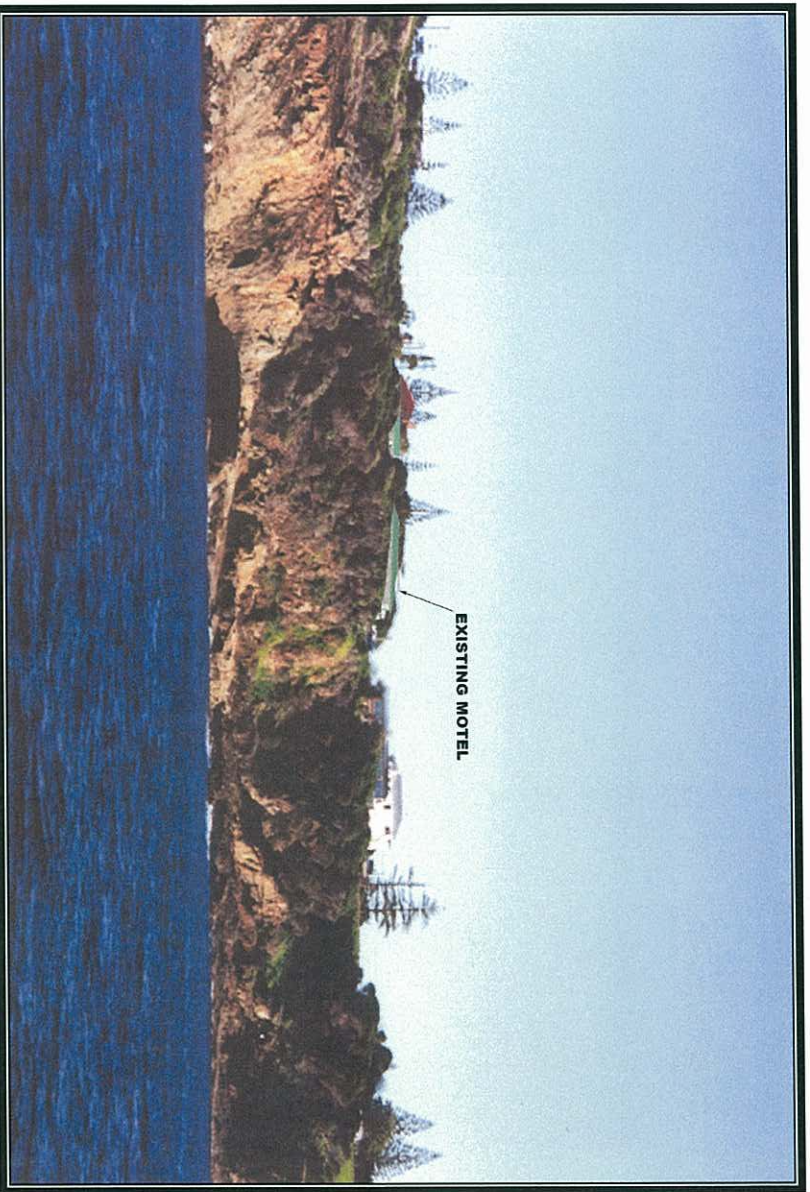
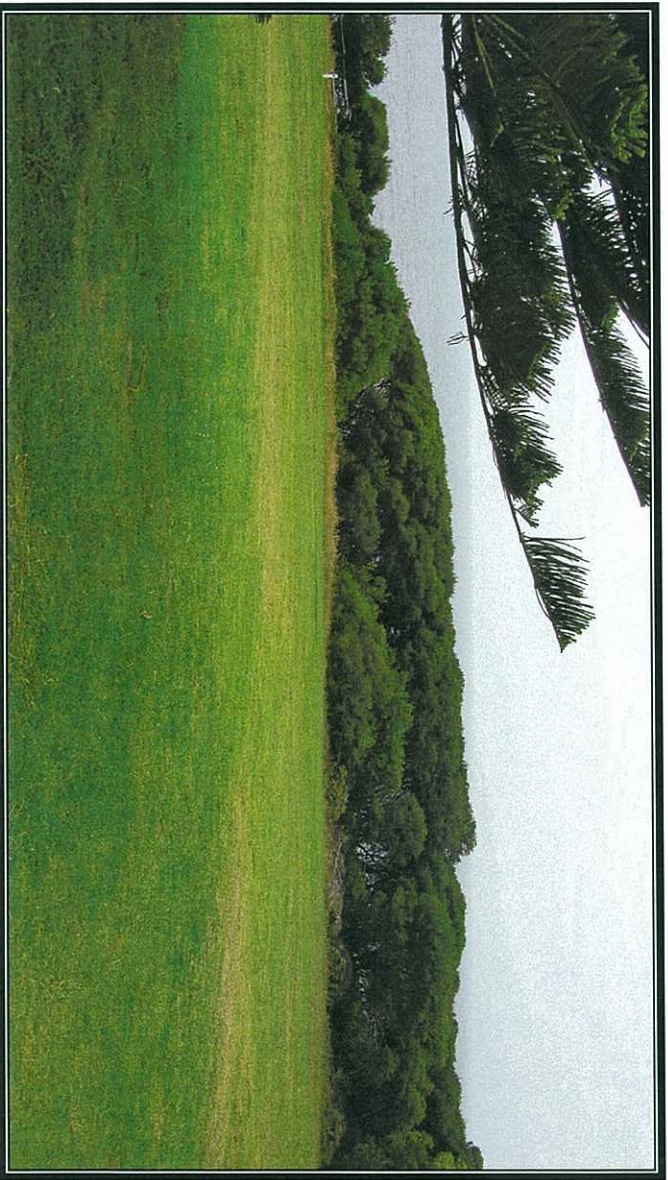


Photo 12 Visual impression of motel addition from Tasman Sea



Photograph 12A View facing east of existing tee tree vegetation that acts as a natural visual screening element to the Tasman Sea



West view from Bega Street towards Tasman Sea

Photomontage below facing east from Bega Street shows the northern end of the building with a two storey built form elevation visible. Given the addition is sited slightly south of the of the existing motel and managers residence dwelling upon lot 32, it does not restrict site lines from the Bega Street over the Tasman Sea. The expanse or length of wall/roof line visible from this public viewpoint is minimal.



Photo 13 Visual impression of motel addition facing east from Bega Street

Southern view from Beach Street

Photomontage view taken from Beach Street facing north east across the proposed motel site shows the southern end of the building with a two storey built form visible. The photo is taken from a higher vantage across the site and a distance of approximately 200 metres from the motel addition site. Given the expansive separation distance from the development to Beach Street and the tea tree located below properties on Beach Street, it is unlikely to have an adverse impact upon the visual amenity of Beach street properties.



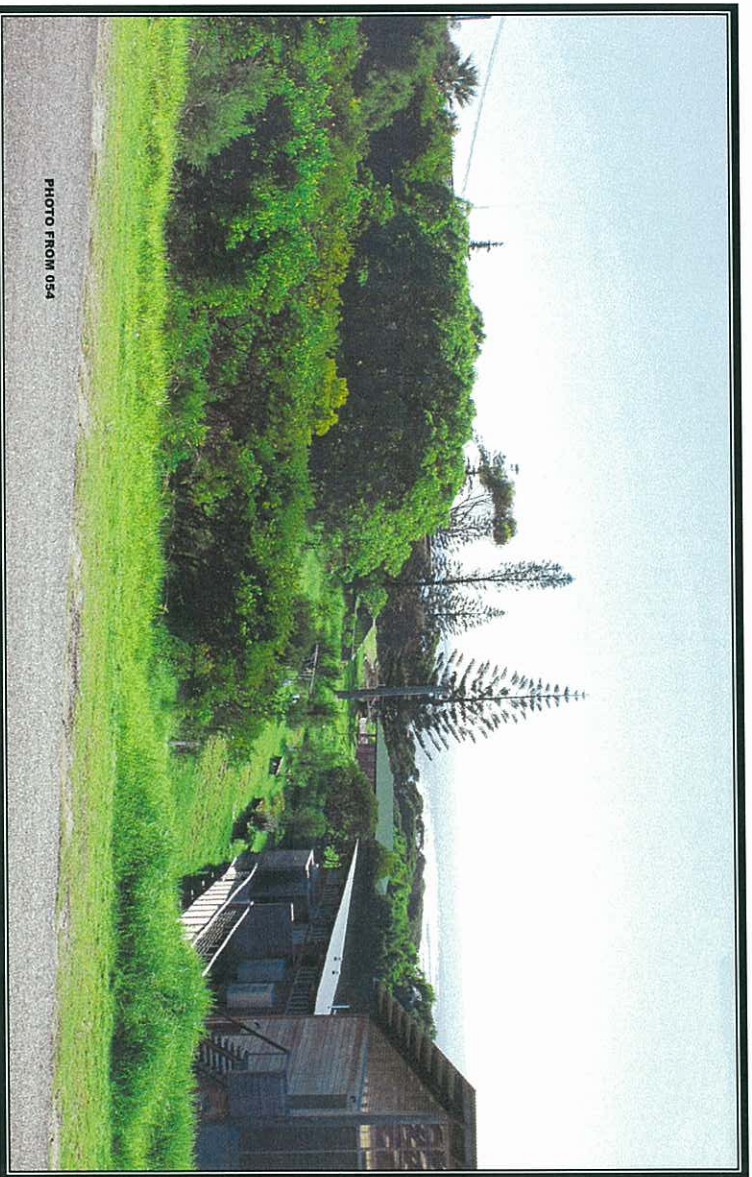


Photo 14 Visual impression of the motel addition facing north from Beach Street across site

#### Northern View from Tathra Headland

The proposed motel addition is visible from Tathra Headland as depicted upon the subject site. However the motel addition is sited approximately 150 metres away and is highly articulated so as to reduce its bulk and scale impacts.

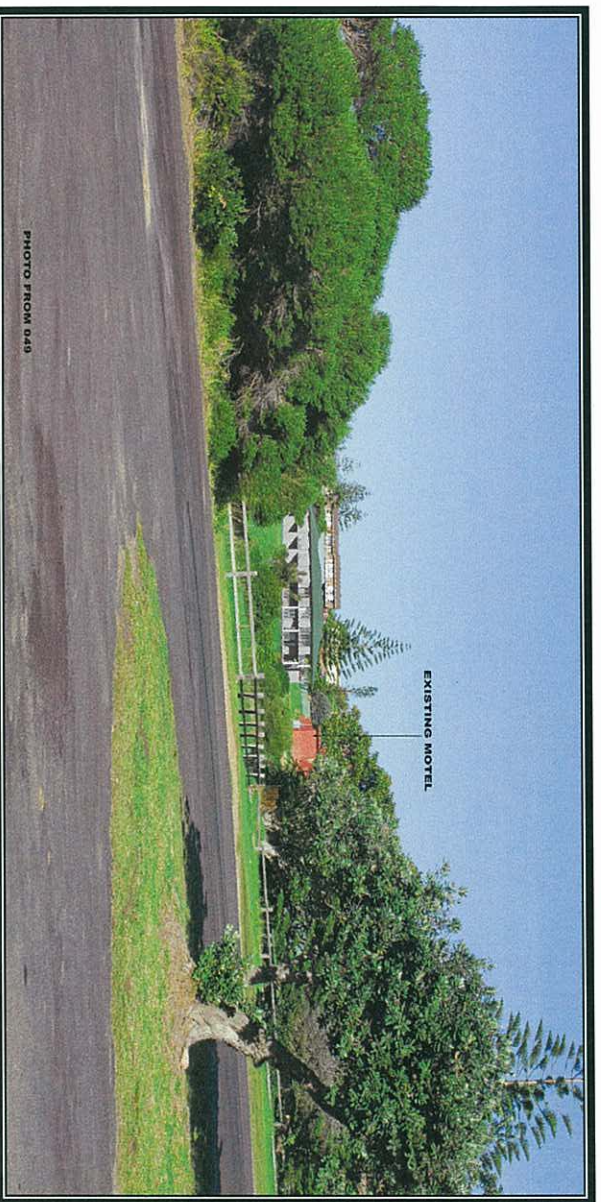


Photo 15 Visual impression of motel additional facing south west towards site taken from Tathra Headland



View from elevated south western position of Bega Street in front of shops

South West-View taken from Bega Street facing north east. Given motel addition is sited on the lower side of the dwelling upon lot 32 Bega Street and the existing motel it clearly will not be visible from this public vantage point.

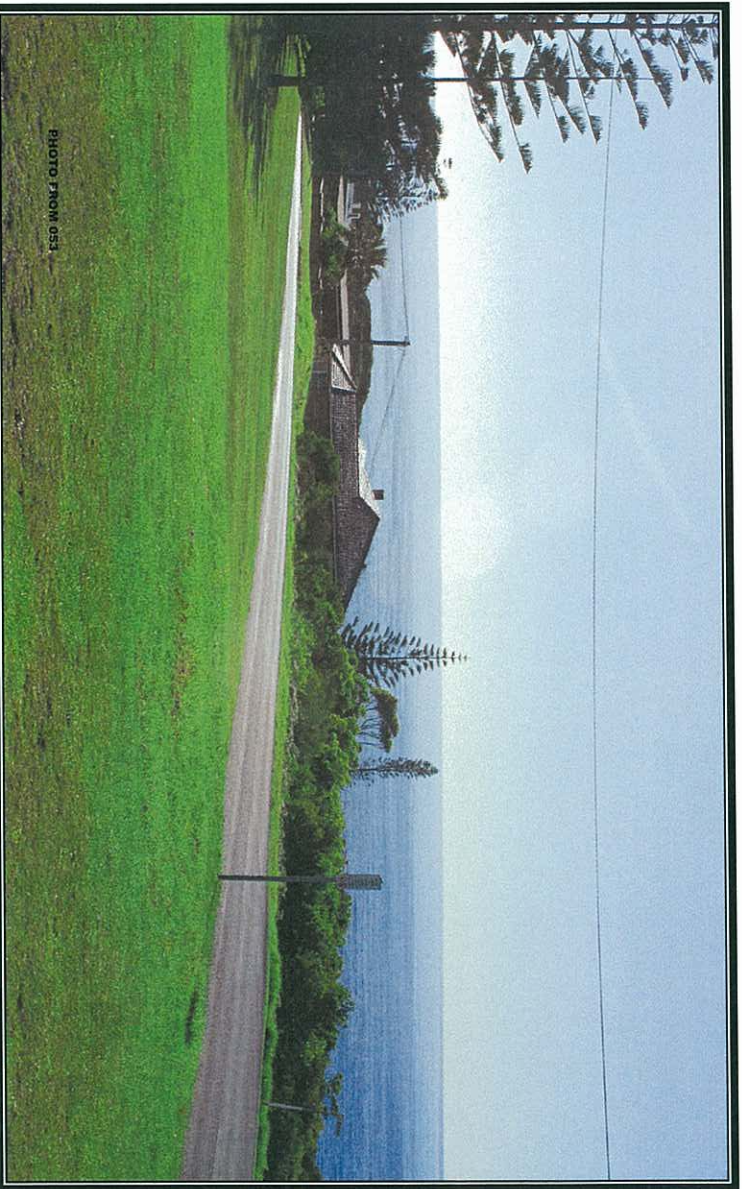


Photo 16 View facing north east across the site from Bega Street in front of shops. Motel addition not visible

Measures to minimise visual impacts

The development has been designed to minimise visual impacts via the following measures:

- Retention of existing tree vegetation at the eastern frontage of the development to the Tasman Sea
- Construction of split level and fanned building so as to minimise bulk & scale impacts of building
- Use of soft colour selections so as to create a development that blends in with the surrounding natural area.

Given the selective siting, split level and use of soft colour selections the proposal is not foreseen to adversely impact upon the scenic qualities of the Tathra Headland or the Tasman Sea

#### 4.3.3 View Corridors

The addition has been specifically sited on the lower eastern side of the site in front of the motel and directly adjoining manager's residence dwelling upon lot 32.

The motel by its siting on the lower eastern side of the existing Hotel and Motel will not directly restrict or block view corridors to immediate properties other than the dwelling on the directly adjoining southern property (Lot 32) which is owned by the Tathra Hotel and utilised as a manager's residence for the Hotel.

The motel addition siting and design preserves the existing view corridor from Bega Street over the Tasman Sea. (*Refer photograph 13*)

Secondly the motel addition has been specifically architecturally designed as a split level construction building so as to minimise both visual impacts upon the sensitive coastal headland location and also preserve view corridors enjoyed by other properties.

#### Privacy

The proposed motel addition is orientated to the east towards the Tasman Sea and a significant distance from any existing dwellings. Accordingly the development is not foreseen to have an adverse visual or acoustic privacy impact upon the locality.

#### Overshadowing

The development will not result in any overshadowing upon adjoining properties.

#### 4.3.4 Details of Future stages

The motel addition will be undertaken in one stage. No further additions are proposed at the present point in time.

#### 4.3.5 Energy Report

Mike Hallahan & Associates Pty Ltd has prepared an energy assessment report for the motel addition and advised that the development is satisfactory with energy assessment consideration and incorporates best practice sustainability principles with the goal of producing minimal impact on the environment. A copy of the report is submitted with the Environmental assessment report.

In respect to solar access Mike Hallahan & Associates Pty Ltd advise that the siting of the proposal provides adequate solar access with good exposure to eastern windows, while the western aspect of the buildings are well shaded by a common verandah areas. *(Appendix 7)*

The thermal efficiency of the building is based on the construction of the building using double brick external walls, concrete flooring, trussed roof to the upper floor with aluminium windows throughout. External walls are shaded with eaves of 450 mm minimum width.

The energy efficiency of the building is underpinned by the philosophy of installing energy efficient fittings and appliances.

#### 4.4 HERITAGE & ARCHAEOLOGY

##### 4.4.1 Heritage

The subject land adjoins the Tathra Hotel which is classified as a listed Local Heritage Item under the provisions of Bega Valley LEP 2002 (Schedule No. 13960). Accordingly a Statement of Heritage Impact prepared by Victoria Design & Management Pty Ltd is submitted with the Environmental Assessment Report. *(Appendix 1)*

Victoria Design & Management Pty Ltd has advised that the Tathra Hotel represents tangible evidence of the Victorian era and has a moderate degree of cultural heritage significance at a local & concluded that the proposal will not have any negative impacts on the heritage significance of the Tathra Hotel.

Victoria Design & Management Pty Ltd has advised that the following aspects of the proposal respect or enhance the heritage significance of the Tathra Hotel for the following reasons.

- The new building will not be physically linked to the original hotel
- The new building does not have an impact on views and vistas to and from the original hotel, including views to and from the Pacific Ocean
- Proposed designs are based on traditional architectural elements already evident at the site such as hipped roofs, verandahs and balconies

##### 4.4.2 Aboriginal Archaeology

A comprehensive Aboriginal Archaeology Assessment survey has been prepared by New South Wales Archaeology Pty Ltd detailing the archaeological significance of the site. A copy of the report is submitted with the Environmental Assessment Report.

(Appendix 2) The site survey was undertaken with representatives of the Bega Traditional Aboriginal Elders Council Inc.

No aboriginal sites were recorded during the study and the survey found that the site was “of a very low archaeological sensitivity”. NSW Archaeology advised that “it is unlikely that the site contains subsurface stone artefacts or midden material and that if any such material is present it will be distributed at low density and in a grossly disturbed context.”

NSW Archaeology Pty Ltd made the following recommendations:

- *There are no archaeology constraints relating to the proposal*
- *No further archaeology investigations are necessary in regard to the proposal. Subsurface test excavation is not considered warranted given that the site is assessed to be of low archaeological potential.*

The archaeological significance of the site is considered low and the proposed motel addition is not foreseen to have any adverse impacts. (Appendix 2)

#### 4.5 TRAFFIC IMPACTS (CONSTRUCTION AND OPERATIONAL)

##### Access arrangements

The primary existing access arrangements to the site is via a main southern driveway to the south which serves the existing motel and bottle shop. The access is a divided concrete layback which forms a 5 metre wide entry to the bottle shop and an adjacent 6 metre wide entrance/exit to the motel. A second lower standard northern access serves the motel and both accesses are linked by an internal road.

Access arrangements to the motel addition are proposed via an extension of the existing 7.0m wide bitumen sealed driveway around the rear southern side of the existing motel which narrows to 6.0 metres where the addition is proposed.

Formal legal access to the motel addition is proposed from Bega Street via a proposed 8.0m wide private right-of-carriageway which is aligned east west along the northern frontage of the existing motel to Bega Street.

##### Traffic Study

A detailed Traffic Study has been prepared by Andrew Marshman & Associates which outlines an analysis of the proposed motel addition with traffic and parking considerations. (Appendix 8)

Andrew Marshman & Associates have estimated that the existing hotel and motel generates 51 vehicle movements per hour in peak evening periods and that the additional 20 motel units will generate an increase of 8 vehicles per hour or a 25% increase in right turning traffic entering the site from Bega Street.

Andrew Marshman & Associates have also undertaken an analysis of the southern intersection of the Hotel/Motel with Bega Street that provides the main point of access to the Hotel and Motel between the bottle shop and the existing motel and advised that the critical point of conflict is from the right hand north turn bound lane from Bega Street into the main southern entrance to the hotel/motel.

Based upon the recommended traffic volumes of the RTA Publication Road Design Guide, Andrew Marshman & Associates have recommended that the minimum intersection treatment is a type BAR treatment for the right hand turn from Bega Street. However provision for a BAR Treatment is not possible given Bega Street consists of one north bound land with limited shoulder to facilitate northbound traffic around a right turning vehicle as required by a type BAR intersection treatment. It is impractical and construct BAR treatment.

Andrew Marshman has advised that an additional traffic flow into the entrance of 8 vehicle movements represents 1 additional vehicle every 7 minutes or a 25% increase. Given the current acceptable traffic flow from the intersection during peak usage, the posted 50km/hr speed limit and adequate sight distances, Andrew Marshman & Associates forecast little if any change in the level of performance of the intersection as a result of additional traffic generated by the motel addition and that a BAR treatment intersection is not warranted in the circumstances. Andrew Marshman & Associates advises that the following matters warrant consideration as to why a BAR treatment is not warranted.

- Traffic flows are well space and intermittent
- Right turning traffic into the main entrance the site or bottle shop, rarely has to wait for opposing traffic to pass
- There will be no additional opposing traffic

The Traffic Study concludes that the existing intersection arrangements are satisfactory to service the projected additional traffic flow.

The following treatment measures are proposed to ameliorate traffic and safety impacts between pedestrian and vehicular traffic movements on the motel site:

- Provision of an identified pedestrian crossing from the motel to the hotel
- Improved line marking of car parking spaces and driveway so as to clearly delineate traffic functions.

#### 4.5.1 RTA Traffic Generating Developments

The development has been considered against Section 3 of the Roads & Traffic Authority (RTA) Land Use Traffic Generation requirements for “Casual accommodation” and in particular “motels”, which suggest a daily traffic generation rate of 3 trips per unit. A “trip” represents one vehicle movement and not a return movement. Based upon the provision of 20 motel units, the motel addition has the potential to generate up to a total of 60 trips.

It is considered that the proposed access arrangements to the motel addition utilising the existing driveway and R-O-W to Bega Street are of a satisfactory standard and capacity to accommodate likely traffic volumes generated from the development.

#### 4.5.2 BVSC Parking Code-Development Control Plan No.7

Bega Valley Shire Council's Parking Code-DCP No.7 requires the following parking provision for a motel:

- *1 space per unit*
- *1 space per 2 employees*
- *1 space per 10m<sup>2</sup> within restaurant*
- *1 space per 3 seats within function room*

Based upon provision of 20 additional motel units and 4 employees, the development generates a demand for 20 additional car parking spaces and 2 staff car parking spaces.

The motel does not contain a restaurant or function room component given there is already a restaurant within the existing hotel which existing car parking is allocated for as part of the Hotel. In total the motel addition generates a demand for 22 car parking spaces and 23 are provided. Therefore a surplus of 1 car parking space exists under BVSC Parking Code-Development Control Plan No. 7.

The proposed motel indicates an existing 29 car parks with an additional 23 car parks to be constructed on the motel site, totalling 52 car parking spaces.????

Eleven (11) additional car parking spaces are also proposed at the northern frontage of the existing motel. It is considered that there is adequate manoeuvrability space at the rear of the car parking spaces to allow vehicles to reverse onto the R-O-W in a safe manner. The parking layout more or less reciprocates the current parking arrangement on the opposite southern side of the hotel.

#### 4.5.3 RTA Car Parking



Under the RTA's Parking requirements for specific land use developments, a motel generates the following demand:

- 1 space per motel unit, plus
- 1 space per 2 employees

The motel addition generates the identical demand for 22 car parking spaces as per BVSC DCP No.7 and therefore a surplus of 1 car parking space exists.

#### **4.6 FLORA AND FAUNA IMPACTS**

The property comprises an existing Norfolk Pine which is located over the central portion of the site. The particular tree is located marginally to the north of where the proposed driveway is located and will be retained.

An Arborist report has been prepared by Mr Jace Ellard, Horticulturalist, which details the likely impacts that the driveway will have upon the tree. A copy of the report is submitted with the Environmental Assessment Report. (*Appendix 6*)

The report advises that the tree is a relatively young & healthy specimen and makes recommendations to ensure the well-being and retention of the tree as listed below:

The Arborist report recommends that a development exclusion zone, where deep excavations are required for the construction of buildings, laying of electrical, plumbing and sewerage pipes, is restricted to areas outside the drip zone. Shallower excavations for footpaths, garden retaining walls, general landscaping and driveways should not be closer than 2 m from the base of the trunk of the tree.

Accordingly the driveway will be offset by a minimum of 2.0 metres from the base of the tree so as to comply with the recommendation of the report.

The report advises that the development will have little or no effect on the overall well-being and retention of the specimen.

#### **4.7 IMPACTS UPON WATER QUALITY AND SOIL EROSION**

##### **4.7.1 Soil & Water Erosion Controls**

A detailed soil and water erosion plan has been prepared by Van Leeuwen & Stoddard, Consulting Engineers addressing soil and water management on site. A copy of the plan is submitted with the Environmental Assessment Report. (*Appendix 4*)

The soil & water erosion plan proposes the implementation of a diversion channel around the periphery of the site which is diverted to outflow outlets in the south

eastern and north eastern corners of the site. The outlets involve the provision of a strawbail filter and rock check dam feature to act as an energy dissipater prior to flows exiting the site to depression areas within the lower crown reserve cliff face to the Tasman Sea.

At the construction stage suitable erosion and siltation fences to the satisfaction of Bega Valley Shire Council will be appropriately installed in areas that are to be disturbed as a result of works. Upon completion of construction works, all areas will be suitably grassed so as to stabilise soils.

#### 4.7.2 Sewer Infrastructure

Bega Valley Shire Council staff have advised that spare capacity exists within its sewer system to service the development. Further detailed engineering details will be undertaken at the construction certificate stage.

#### 4.7.3 Stormwater Management

Given the sensitivity of the site to the Tasman Sea and fall to the east, Van Leeuwin, Stoddard & Associates has prepared an overall stormwater management plan for the motel & hotel site. A copy of the stormwater plan is submitted with the Environmental Assessment Report (*Appendix 5*)

The stormwater management plan allows for the collection and disposal of stormwater off site via energy dissipaters and involves the direction of stormwater to 3 discharge points. Stormwater from the motel addition will be directed to one discharge point at the northern eastern corner point of the building. The stormwater system incorporates the use of gross pollutant traps to ensure the water quality exiting the site is the equivalent or improved over the current levels.

The water quality measures are consistent with the goals and objectives for water quality, flows and other goals central to achieving ecologically sustainable development in accordance with Landcom's Managing Urban Stormwater publication.

#### 4.8 NOISE IMPACTS

The building will be constructed using double brick wall materials in order to minimise the impact of potential adverse noise levels from the nearby Hotel when bands or loud music is being played. It is noteworthy that the existing Hotel comprises modern acoustic materials and window glazing so as to limit noise emanating from the Hotel. Accordingly no adverse noise impacts are foreseen upon guests staying in the proposed motel addition.

#### 4.9 DELINEATION

In order to create a clear delineation between the boundary of the motel unit and front reserve it is proposed establish a low height 1.0m high fence along the boundary in conjunction with appropriate low hedge style of landscaping feature so as to screen the fence and assist establishing a natural transition effect which is compatibility with the reserve.

The fence style would consist of powder coated metal garden type with vertical rods at 125mm max spacing between (1m high) for handrail compliance, enclosing a landscape plantation of Westringia Fruticosa (Coast Rosemary).

#### **4.10 UTILITIES**

##### **4.10.1 Sewer**

The proposed motel addition will connect to an existing sewer main in accordance with Bega Valley Shire Council requirements. It is understood from discussions with Bega Valley Shire Council staff that capacity exists within the current sewer mains and treatment system to service the additional 20 motel units. Detailed engineering plans will be provided at the Construction Certificate stage.

##### **4.10.2 Water**

The proposed motel addition will connect to an existing water main in accordance with Bega Valley Shire Council requirements. It is understood from discussions with Bega Valley Shire Council staff that capacity exists within the current mains and reservoir to service an additional 20 motel units. Detailed engineering plans will be provided at the Construction Certificate stage.

##### **4.10.3 Electricity**

The site is serviced with an existing overhead electricity main to Bega Street which can be extended to service the motel in accordance with Country Energy requirements.

##### **4.10.4 Gas**

The motel addition has provision for gas in accordance with accepted industry requirements.

#### **4.11 WASTE MANAGEMENT**

All waste will be disposed of to the Tathra Waste Recycling facility in accordance with the requirements of Bega Valley Shire Council.

All waste will be disposed of in accordance with best practice for safe handling and disposal in accordance with Workcover's Occupational Health and Safety requirements.

#### **4.12 PROVISION OF PUBLIC SERVICES AND INFRASTRUCTURE**

The proposed motel addition is subject to the following Section 94 Levies under Council's Section 94 Contribution Plans and Developer Servicing Plans:

##### **Development Servicing Plan-Sewerage**

The sewerage development charge for 1 equivalent tenement is \$7,900. The motel units are equivalent to 1/4 of an equivalent tenement x 20 under the Sewerage Development Servicing Plan.

##### **Development Servicing Plan-Water**

The water development charge for 1 equivalent tenement is \$10,400. The motel units are equivalent to 1/4 of an equivalent tenement x 20 under the Water Development Servicing Plan.

##### **Recreational facilities & Public Reserves Section 94 Contributions Plan No.3**

The recreational facilities & public reserve charge for 1 equivalent tenement is \$488. The development generates a demand of 1/4 of an equivalent tenement x 20 under Council's Recreational facilities & Public Reserves Section 94 Contributions Plan No.3.

#### **4.13 SOCIAL AND ECONOMIC CONTEXT**

Tathra is a popular tourist destination and there is becoming an increasing demand for tourist accommodation and other services. The proposed motel addition will provide a new, modern form of tourist accommodation to cater for the growing demand that the town is experiencing. It is also noteworthy that there is no other form of motel accommodation within Tathra.

Discussions with Bega Valley Shire Council staff have revealed that there is existing capacity within the town infrastructure to service the development without compromising the current level of facilities. It is considered that a sufficient level of community services and facilities exist to cater for the likely increase in demand that the development will generate.

In general it is considered that the development will increase the economic tourism viability of the town and will cross pollinate to other businesses in Tathra.

#### 4.14 TOURISM

Tathra has a high level of tourism services in the form of restaurants and convenience shops, etc to service the needs of tourists. The town is highly catered for in respect to tourist attractions.

The motel addition will further contribute to the existing services and amenities that the Tathra Hotel currently offers.

The hotel is accustomed to high tourist peak demand particularly at Christmas & Easter times and has capacity to service the needs of tourists in peak demand periods of January and Easter. The motel addition will further assist in catering for this demand.

#### 4.15 MATTERS OF NATIONAL ENVIRONMENTAL SIGNIFICANCE

The development will not impact upon any matters of national environmental significance under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999.

**4.16 GENERAL ENVIRONMENTAL RISK ANALYSIS/DRAFT STATEMENT OF COMMITMENT to ENVIRONMENTAL MANAGEMENT, MITIGATION & MONITORING MEASURES**

The following is a serves as a general risk analysis & also statement of commitment to the undertaking of environmental management, mitigation & monitoring measures impacting the proposed development:

**4.16.1 Flora & Fauna**

An Arborist report has been prepared detailing measures to protect the Norfolk Pine on the subject land. As part of the Arborist Report recommendations the driveway will be offset a minimum of 2.0 metres from the base of the tree so as to ensure that the tree is protected from the development. (*Appendix 6*)

**4.16.2 Soil and water quality**

Implement erosion and sedimentation controls at construction stage so to control the intensity and release of stormwater from the site to the natural reserve and cliff face to the Tasman Sea.

Given the sensitivity of the site and close proximity to Tasman Sea, Van Leeuwin, Stoddard & Associates has prepared a soil & erosion control plan management plan for the development. The soil & water erosion plan proposes the implementation of a diversion channel around the periphery of the site which is diverted to outflow outlets in the south eastern and north eastern corners of the site. The outlets involve the provision of a strawbail filter and rock dam feature to act as an energy dissipater prior to flows exiting the site to depression areas within the lower crown reserve cliff face to the Tasman Sea. (*Appendix 4*)

At the construction stage suitable erosion and siltation fences to the satisfaction of Bega Valley Shire Council will be appropriately installed in areas that are to be disturbed as a result of works. Upon completion of construction works, all areas will be suitably grassed so as to stabilise soils.

**4.16.3 Stormwater Drainage**

Given the sensitivity of the site to the Tasman Sea and fall to the east, Van Leeuwin, Stoddard & Associates has prepared an overall stormwater management plan for the motel & hotel site. A copy of the stormwater plan is submitted with the Environmental Assessment Report. (*Appendix 5*)

The stormwater management plan allows for the collection and disposal of stormwater off site via energy dissipaters and involves the direction of stormwater to 3 discharge points. Stormwater from the motel addition will be directed to one discharge point at



the northern eastern corner point of the building. The stormwater system incorporates the use of gross pollutant traps to ensure the water quality exiting the site is the equivalent or improved over the current levels.

#### **4.16.4 Scenic Impacts**

Consideration has been given to the built form of the development and achieving a high quality development that is sympathetic to the scenic coastal qualities of the site and surrounds. The development incorporates the following design features in order to minimise its visual impacts:

- Specific design principles incorporating the planned low siting of the motel addition.
- Retention of existing vegetation at the eastern frontage of the development to the Tasman Sea
- Construction of a split level and fanned building so as to minimise bulk & scale impacts of building
- Use of soft colour selections so as to create a development that blends in with the surrounding natural environment
- Landscape using plants native to the Tathra Headland.

#### **4.16.5 Heritage Impacts**

In order to minimise impacts that the development will have upon the heritage listed Tathra Hotel the following factors should be noted:

- The new building will not be physically linked to the original hotel
- The new building does not have an impact on views and vistas to and from the original hotel, including views to and from the Tasman Sea
- Proposed designs are based on traditional architectural elements already evident at the site such as hipped roofs, verandahs and balconies

#### **4.16.6 Traffic Impacts**

The following treatment measures are proposed to ameliorate traffic and safety impacts between pedestrian and vehicular traffic movements:

- Provision of an identified pedestrian crossing from the motel to the hotel
- Improved line marking of car parking spaces and driveway so as to clearly delineate traffic functions.

#### **4.16.7 Geotechnical Considerations**

# SOIL TEST PIT LOG SHEET

Client	:	Mr. Barry Frost		
Job Description	:	Hotel Motel Development		
Job Address	:	Snowy Mountains Highway	Tathra	NSW
TEST PIT No.	:	1	Date Logged	:
			Logged By	:
				August 2004
				W.V.L

Depth (m)	Description	Site Test	Comments
0.0	Top soil - 200mm to 300mm dark brown to grey		
0.2	upper loamy silty sandy clay		Dry soil
0.4			
0.6	red brown streaky orange silty sandy		
0.8	gravelly clay over highly weathered sandstone	Pp ~ 3kg/cm2	
1.0	and weathered sedimentary rock deposits		
1.2			No moisture
1.4			
1.6			
1.8	LIMIT OF EXCAVATION		
2.0			
2.2			
2.4			
2.6			
2.8			
3.0			
3.2			
3.4			
3.6			
3.8			
4.0			
4.2			
4.4			
4.6			
4.8			
5.0			

Other Comments	

**SOIL TEST PIT LOG SHEET**

<b>Client</b>	:	Mr. Barry Frost			
<b>Job Description</b>	:	Hotel Motel Development			
<b>Job Address</b>	:	Snowy Mountains Highway Tathra		NSW	
<b>TEST PIT No.</b>	:	1	<b>Date Logged</b>	:	August 2004
			<b>Logged By</b>	:	W.V.L

Depth (m)	Description	Site Test	Comments
0.0	Top soil - 200mm to 300mm dark brown to grey		
0.2	upper loamy silty sandy clay		Dry soil
0.4			
0.6	red brown streaky orange silty sandy		
0.8	gravelly clay over highly weathered sandstone	Pp ~ 3kg/cm2	
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2.0			
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2.8			
3.0			
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3.8			
4.0			
4.2			
4.4			
4.6			
4.8			
5.0			

<b>Other Comments</b>	

# SOIL TEST PIT LOG SHEET

<b>Client :</b>	Mr. Barry Frost		
<b>Job Description :</b>	Hotel Motel Development		
<b>Job Address :</b>	Snowy Mountains Highway	Tathra	NSW
<b>TEST PIT No. :</b>	2	<b>Date Logged :</b>	August 2004
		<b>Logged By :</b>	W.V.L

Depth (m)	Description	Site Test	Comments
0.0	Top soil - 200mm to 300mm dark brown to grey		
0.2	upper loamy silty sandy clay		Dry soil
0.4			
0.6	red brown streaky orange silty sandy		
0.8	gravelly clay over highly weathered sandstone	Pp ~ 3kg/cm2	
1.0	and weathered sedimentary rock deposits		
1.2			No moisture
1.4			
1.6			
1.8	LIMIT OF EXCAVATION		
2.0			
2.2			
2.4			
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2.8			
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3.2			
3.4			
3.6			
3.8			
4.0			
4.2			
4.4			
4.6			
4.8			
5.0			

<b>Other Comments</b>	

# SOIL TEST PIT LOG SHEET

Client :	Mt. Barry Frost		
Job Description :	Hotel Motel Development		
Job Address :	Snowy Mountains Highway Tathra NSW		
TEST PIT No. :	2	Date Logged :	August 2004
		Logged By :	W.V.L

Depth (m)	Description	Site Test	Comments
0.0	Top soil - 200mm to 300mm dark brown to grey		
0.2	upper loamy silty sandy clay		Dry soil
0.4			
0.6	red brown streaky orange silty sandy		
0.8	gravelly clay over highly weathered sandstone	Pp ~ 3kg/cm2	
1.0	and weathered sedimentary rock deposits		
1.2			No moisture
1.4			
1.6			
1.8	LIMIT OF EXCAVATION		
2.0			
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4.8			
5.0			

Other Comments	