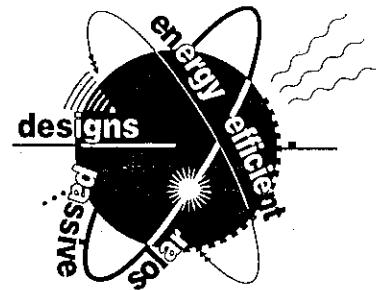




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PTY LTD ABN 80 840 244 634



Tuesday, January 10, 2006
Our Reference: F83 DOP 02.doc

The Director General
NSW Government
Department of Planning
GPO Box 39
Sydney NSW 2001

Re: Development Application for 90-92 Queen Street Iluka

Dear Sir, following your advise that this proposal is a major project under Part 3a of the EP&A Act 1979, we hereby lodge a application in accordance with the schedule provided by yourselves.

In lodging this application, we wish to provide the following additional information for the development. The application is for the relocation of the existing building on the street front to another location on same site and the construction of 14 managed, Strata Titled holiday units over a basement carpark. The existing building currently contains a shop and residence and is proposed to be maintained as such in stage 1 and to be a shop and restaurant in stage 2. The site is currently un-sewered but sewer is being proposed for Iluka in the short term. Hence we propose to stage this development so that stage one will have an on site effluent disposal system and stage two will be built as soon as the proposed council sewer system is in place.

The site only marginally encroaches the 100m setback line from the Clarence river as shown on the surveyors plan so that about 3.8% of the site is within the coastal protection zone. This has brought about the requirement for the development to be considered under SEPP 71. On this particular part of the site, the existing building is to be relocated and a outdoor seating area is proposed along with carparking on the street.

The land is zoned 2(t) Residential (tourism) so that this proposed development is in accordance with the zone.

Environmental Assessment

To begin our assessment we had a Development Management Unit Deputation (DMU) meeting with council on the 4th August 2004 and the minutes of this meeting are attached. The possible Environmental impacts which we considered this development may have are as follows:

- Traffic impacts on the street
- Noise from plant and machinery
- Noise from Outdoor living areas
- Visual impact on streetscape and context of existing building
- Acid Sulphate pollution during construction
- Sediment pollution during construction
- Impacts on Flora and Fauna
- Effluent disposal impacts
- Stormwater impacts
- Impacts of Bushfires



The Royal Australian
Institute of Architects

Traffic: The council requirement for car parks in this development would be as follows:

Holiday units: 1/unit =	16 cars
Staff: nil	
Shop: (stage 1&2) 60m2 =	2 cars
Restaurant (stage 2) 40m2 =	1 car
Total	19 carparks

The development will be providing 22 carparks in the basement for resident and staff parking. An additional 4 carparks are to be provided on the street. This will provide a total of 26 car parks.

Queen street is classified by the RTA as a local road and since SEPP 11 for traffic generating developments would only apply to this development if more than 50 cars were provided on site, the RTA has no interest in this development.

Queen Street is the only street from the township to the main beach. Only one residential street is accessed from Queen Street further towards the beach (Southeast). Hence most of the traffic on Queen St would be tourist and recreational traffic. There would be no peak traffic periods and this development would not exacerbate any existing traffic conditions.

Noise from plant and machinery: The DMU minutes mention consideration of noise from the Fish-coop across the road. However this industry has now ceased operation and is no longer relevant. The air-conditioning units for the residential units are proposed in the basement with noise reduction baffles to minimise any impact on surrounding properties. Air-conditioning units for the shop/restaurant would be well away from side boundaries and not be a problem.

Noise from Outdoor living areas: This development is providing accommodation for tourists seeking to enjoy the surrounding facilities around Iluka. It is not envisaged that the occupants will spend a large part of their time on site. Hence only a small pool and entertainment area has been provided as we don't envisage large numbers of people to use these facilities. Also it has been kept to the front of the site to minimise any noise problems to adjacent properties and onsite units.

Visual impact on streetscape and context of existing building: This residential street is a mix of 1 and 2 level developments on the NE side of the street. The other side of the street is the Clarence river. The houses to the NW are generally 2 Level and the houses to the SE are single level. This development retains the existing single level shop/restaurant at the front of the site and proposes 2 levels above ground level at the rear.

The character of the new buildings is sympathetic with the existing building on site which is being retained. The DMU minutes state that a 1989 Heritage study recommended that this building be added to the Heritage significance list. At this DMU meeting it was agreed that the proposed relocation of the existing building along the road frontage as we are proposing was acceptable. Our proposal keeps the existing building in its prominent location at the front of the site and seeks to emulate the details such as the pitched corrugated iron gable roofs, verandah posts and balustrades, and window awnings.

The current location of the existing building is partly within the street reserve by 2.51m as shown on the surveyors plan. Due to the location of the large fig tree which is desirable to retain, in sliding the existing building in front of the fig tree, the new location will encroach on the street reserve by a further 0.7m. However we propose to widen the street in front of this development so as to provide 4 carparks on the street including a disabled carpark. This will allow for visitors to the site to park on street on their arrival before proceeding to the basement carpark. It also provides safer carparking in front of the shop than presently exists as the cars will be able to park further off the street and be protected by the kerb blisters and landscaping.

Hence the impact of this development in the street scape is subtle, not out of scale with the existing street proportions and retaining the existing large fig tree will hide a large proportion of the stage 2 building.

Acid Sulphate pollution during construction: A Preliminary Acid Sulphate Assessment for the proposed basement has been undertaken. This report concludes Acid Sulphate management for this development is not required.

Sediment pollution during construction: This site is a fairly flat sand dune and water will generally soak straight into the ground. However it is proposed to put in place sediment control measures as attached.

Impacts on Flora and Fauna: The site has various medium to large trees as identified on the attached maps. The largest tree to the front of the site is being retained for the amenity of the site and street. However the remainder of the trees have all been assessed as having termites with limited life spans. It is proposed that these trees be removed and new trees be planted as per the landscaping plan to maintain the leafy nature of the vicinity. With the extensive Bundjalung National park and Iluka Nature Reserve immediately to the north and the site being in the middle of suburbia, it is not considered that any impact will be made to any threatened species by this development.

Effluent disposal impacts: As the town is un-sewered at present it is proposed that stage 1 has a on site effluent disposal system. This system has been designed by David Manners.

Stormwater impacts: Councils stormwater drainage system currently only extends to the corner of Crown and Queen Street.

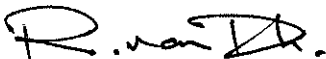
Impacts of Bushfires: This site is not in a bush fire zone on councils bush fire zone maps

Other additional information:

Shop Trading hours: 9am to 5pm Mon to Fri
Restaurant Trading hours: 6.30pm to 11pm 7days

We trust that this information is to your satisfaction, however please don't hesitate to contact me should you have any queries.

Yours Faithfully



Richard van Dorp
ARCHITECT