

13 November 2021  
Ref: 21322

Mr Andrew Hipwell  
Director  
DJRD

E: [AHipwell@djrd.com.au](mailto:AHipwell@djrd.com.au)

Dear Andrew

**Re: Salamander Shores  
Proposed Redevelopment**

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I understand that:

- A Part 3A Application for redevelopment of the existing Salamander Shores complex was approved and that there were substantial commencement works although the major construction works did not proceed.
- It is proposed to make a submission to the DoPIE for an update to the Part 3A approval for a modification to the development concept.

Further, it is understood that the modified concept comprises:

- a 90 room hotel incorporating 500m<sup>2</sup> of restaurant floor space, bar/café and conference room (used by hotel guests)
- 98 residential apartments (also available for rental in association with the management of the hotel)

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My assessment of the parking requirements having regard to Council's DCP criteria is as follows:

**Apartments**

One Bed	1 space
Two Bed	1.2 spaces
Three Bed	2.0 spaces
Visitors	1 space per 3 apartments

**Hotel**

1 space per room
1 space per 2 staff

**Restaurant (in commercial premises)**

1 space per 25m <sup>2</sup>
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Application of this to the revised development scheme would indicate:

**Residential Apartments**

19 x One Bed	19 spaces
55 x Two Bed	66 spaces
24 x Three Bed	48 spaces
<b>Total:</b>	<b>133 spaces</b>
Visitors (98)	33 spaces

**Hotel**

90 rooms	90 spaces
67 staff (max.)	34 spaces

**Restaurant**

500m <sup>2</sup>	20 spaces
<b>Total:</b>	<b>310 spaces</b>

There will be a significant mitigation of the actual total parking demand as a result of the synergy between the restaurant/hotel and restaurant/apartments. It is also relevant that the hotel, restaurant and apartment visitors would rarely be at 100% and accommodation guests will have some element of shared travel while the resident visitor provision is extremely high at 1 space per 3 compared to TfNSW criteria of 1 space per 5.

The previous Part 3A approval recognised these circumstances and the total parking provision was somewhat less than the compound total however it is now to provide the full compliment of 310 spaces for the revised concept.

While the previously proposed serviced apartments are now to be residential apartments and there will be a slightly greater number, the occupants will have significant elements of retiree's and holiday rental and the traffic outcome for the revised development scheme will be very similar. It is noted that vehicle access points will remain the same as that for the previous approval and it is apparent that the traffic outcome will be quite satisfactory being comparable to that of the previously approved development.

Yours faithfully

A handwritten signature in black ink, appearing to be 'RN' or similar initials, written in a cursive style.

Ross Nettle  
Director

Transport and Traffic Planning Associates