

MEETING WITH PORT STEPHENS COUNCIL – RECORD OF KEY DISCUSSION POINTS
MODIFICATION TO PART 3A CONCEPT APPROVAL NO. MP 06_0183 – MIXED USE RESIDENTIAL AND TOURIST ACCOMMODATION DEVELOPMENT
147 SOLDIERS POINT ROAD, SOLDIERS POINT

Time and Date of Meeting: 2.00pm – 3.00pm, Friday, 8 October 2021

Held at: Online Meeting (MS Teams)

Attendees:

- Steven Peart - Group Manager, Port Stephens Council
- Kate Drinan - Manager, Development Planning, Port Stephens Council
- Ryan Falkenmire - Coordinator, Development Planning, Port Stephens Council
- Chris Herbert - Salamander
- Alice O'Hara - Bannisters Hotels
- Peter Bacon - Bannisters Hotels
- Lisa Bella Esposito - Director, Milestone
- Hayley Tasdarian - Associate Planner, Milestone

ITEM NO.	KEY ISSUES DISCUSSED
1	Timeframes for Project <ul style="list-style-type: none"> Milestone advised Council the project delivery will be a single development application and will be short term as Bannisters Hotels are preparing for construction of the Modified Concept Plan in early 2022 to facilitate immediate recovery from the COVID-19 pandemic, with flow-on benefits to other local businesses, aiding in the creation of more jobs for the region and injecting significant investment into the local economy of the Port Stephens region and NSW. In order to accommodate the short term project delivery, Milestone advised Council that the Section 75W Modification Application will be lodged with the Department of Planning, Industry and Environment (DPIE) in October 2021.
2	Ecological Values of the Site <ul style="list-style-type: none"> Council Officers advised that the proposed modifications are required to take into consideration the ecological values and ensure that there are appropriately managed and preserved.
3	Traffic Generation <ul style="list-style-type: none"> Council advised that traffic generation is a consideration of the modified Concept Plan and an updated Traffic and Car Parking report will be required to demonstrate that the modified Concept Plan can be appropriately integrated within the local area in terms of the road network surrounding the site.
4	Visual Impact <ul style="list-style-type: none"> Council Officers advised that the appearance of buildings and a positive visual impact is required from the waterfront and public areas including Wanda Wanda headland, Shoal Bay and the jetty along the waterfront. Height, bulk and scale will be key considerations to address in the Section 75W submission given that these were addressed as part of the assessment of the original Concept Plan.
5	Future Development Application (DA) Assessment <ul style="list-style-type: none"> Council Officers advised that any future DA lodged with Port Stephens Council will be considered by Council's Design Review Panel based on the nature of the development and the assessment requirements under State Environmental Planning Policy No. 65 – Design quality of Residential Apartment Development.