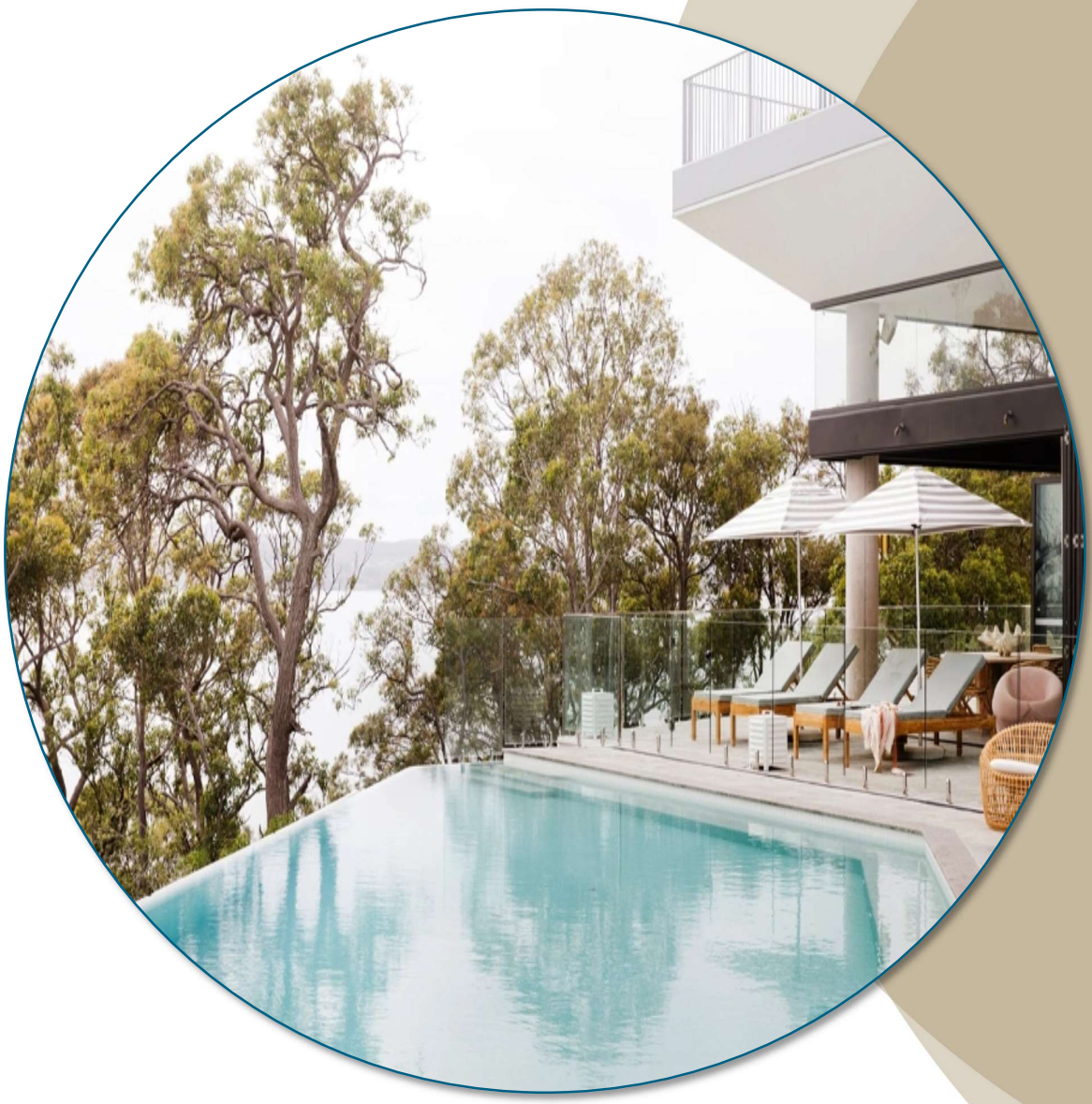


Bannisters Resort Redevelopment, Soldiers Point

Water Management, Flooding and Coastal Processes Statement – Addendum Report

Salamander Properties Pty Limited

November 2021

rp311015-00175nc_crt211116-Bannisters Redevelopment MOD.docx

Advisian
Worley Group

advisian.com

This page is intentionally blank

Disclaimer

Company details

Advisian Pty Ltd
ABN 50 098 008 818

Level 17 141 Walker Street
North Sydney NSW 2060
Australia

T: +61 2 9495 0500
F: +61 2 9810 5777

Project: Bannisters Resort Redevelopment, Soldiers Point
Water Management, Flooding and Coastal Processes – Addendum Report

Rev	Description	Author	Review	Advisian Approval	Date
A	**Draft Report – Issue for Review**	NC / CRT N Chandra / C Thomas	CRT C Thomas		18-11-21
B	**Final Report**	NC / CRT N Chandra / C Thomas	CRT C Thomas	 Chris Thomas	19-11-21

This page is intentionally blank

Table of Contents

1 Introduction

Salamander Properties Pty Ltd (Salamander Properties) is planning to make several modifications to an existing Part 3A Concept Approval for the proposed redevelopment of its hotel property, Bannisters Resort, at Port Stephens. The property is located at 147 Soldiers Point Road, Soldiers Point. The modifications are relatively minor and are proposed so that the redevelopment aligns with the current strategic direction of the Nelson Bay tourist precinct and the wider Hunter Region.

In 2010, WorleyParsons (now Advisian) provided water management, flooding and coastal advice in support of a Concept Plan that was prepared for the proposed redevelopment of the hotel. This advice is documented in a report titled, *'Salamander Shores Hotel - Water Management, Flooding and Coastal Processes Report'*, dated September 2010. The report was prepared for the project plan application that was submitted in 2011 to the then Minister for Planning. The associated project plan application was assessed and a Concept Approval was issued in 2011 in accordance with Part 3A of the NSW *Environmental Planning & Assessment Act, 1979*.

As outlined in the 2010 WorleyParsons Report, the proposed redevelopment comprised demolition of the existing Salamander Shores Hotel and redevelopment of the site to create a modern contemporary tourist facility with mid to high end accommodation and amenities. The new tourist facility was to include serviced apartments, a hotel and associated tourist facilities such as conference facilities, bars and leisure and permanent residential accommodation.

For various reasons most of the works associated with the redevelopment detailed in the Concept Approval were placed on hold.

Since then, Salamander Properties has reviewed the original plan for redevelopment of the site and has worked with Milestone Town Planning and DJRD Architects to develop an updated concept for the new hotel and associated facilities. The modifications to the approved design plans include the following:

- modifications to the hotel and apartment mix including the conversion of serviced apartments to permanent residential apartments;
- increase to the maximum building height of the overall development by 600 mm to ensure compliance with Building Construction Code Australia floor-to-ceiling inclusion requirements;
- relocation/shift and expansion of building envelopes; and,
- reconfiguration of car parking and basement levels.

While these changes do not appear to be significant in the context of any surface water management, flooding and coastal hazard assessment for the site, it needs to be recognised that the original assessment was completed over 10 years ago. Over the intervening period, there have been numerous changes to NSW government policy on flooding and coastal hazard, as well as the adoption of new local government planning instruments including the Port Stephens Local Environment Plan 2013 (LEP) and the Port Stephens Development Control Plan 2014 (DCP). Updated flood and floodplain management studies have also been published for Port Stephens and a new guideline document titled *Australian Rainfall & Runoff – A Guide to Flood Estimation* (*2019*) (ARR 2019) has been adopted by industry.

Accordingly, Advisian has been re-engaged to prepare a Supplementary Statement that addresses any changes to relevant statutory legislation and/or guideline criteria, and which can accompany the proposed Modification to the existing Part 3A Concept Approval.

This report serves as that Supplementary Statement and has been prepared as an Addendum to WorleyParsons 2010 Report.

2 Statutory Requirements

The 2010 WorleyParsons Report documented the outcomes of consultation with local and state agencies that was undertaken to gather preliminary advice for the proposed redevelopment. Coastal planning resources such as the Coastline Management Manual (1990) and NSW Coastal Policy (1997) were consulted and used to inform the assessment of the design concept.

Since then, new local government planning instruments including the Port Stephens Local Environment Plan 2013 (LEP) and the Port Stephens Development Control Plan 2014 (DCP) have been gazetted and provide the basis for assessment of development proposals. The Coastal Management Act 2016 has also been updated to provide guidance on development near coastlines.

Each of the planning instruments that have been gazetted or updated since 2010 that relate to water management, flooding and coastal processes are discussed in the following sections.

2.1 Port Stephens Local Environmental Plan (2013)

The Port Stephens LEP (2013) aims to guide planning decisions through zoning, development standards, and assessment requirements which provide a framework for the way land in Port Stephens can be used.

Relevant updates from the LEP since the WorleyParsons 2010 Report include:

- Land use zoning, dictating what can and cannot be developed on certain land uses;
- Flood planning to:
  - Minimise the flood risk to life and property
  - Design development (considering design and scale of buildings) that is compatible with the flood function and behaviour on the land, taking account projected changes as a result of climate change
  - Avoid adverse or cumulative impacts on flood behaviour and the environment
  - Enable the safe occupation and efficient evacuation of people in the event of a flood

A property report for the site was obtained via the NSW Government's e-planning portal and is included as **Appendix B**. The property report indicates that the site is zoned R3 – Medium Density Residential. It also lists the array of State Environmental Planning Policies that apply to the site.

2.2 Port Stephens Development Control Plan (2014)

The Port Stephens DCP (2014) provides further guidance to the LEP. Relevant updates include general provisions on drainage and water quality, and on flooding.

The drainage and water quality provision applies to development that increases impervious surfaces, drains to the public drainage system, or involves a controlled activity within 40 m of waterfront land. Bannisters currently drains to the public drainage system. The site drains to the Council drainage system and so must follow this provision.

The flooding provisions apply to development that is proposed on flood prone land. The site is not located on flood prone land, so therefore this DCP provision is not relevant.

2.3 Coastal Management Act 2016

The purpose of the Coastal Management Act 2016 is to manage the use and development of the coastal environment in an ecologically sustainable way, for the social, cultural and economic well-being of the people of New South Wales. The CM Act requires all NSW councils to implement a coastal management program (CMP). Stages 1 and 2 of this process has been completed for Port Stephens by Port Stephens Council. Stage 3 of the CMP is in progress and is due for completion in late 2021.

The objectives of the CMP are similar to the Coastline Management Manual (1990) referred to in the 2010 WorleyParsons Report – both aim to mitigate current and future risks from coastal hazards, taking into account the effects of climate change. The Coastal Risk Management Guide 2010 is the updated version of its 1990 counterpart and has been reviewed for major changes. The approach to land-use planning (using the 2100 sea level rise benchmark and its design approach) has not changed.

The subject site is considered under the Coastal Use Area Map and the Coastal Environment Area Map. (As of November 2021, the Coastal Vulnerability Area Map is not available.) The coastal environment area objectives prevail the coastal use area objectives, as stated in the SEPP. Accordingly, development in the coastal environment area must minimise or ideally avoid adverse impact on subjects including:

- The integrity and resilience of the biophysical, hydrological and ecological environment (including fauna and flora, and rock platforms);
- Coastal environmental values and natural coastal processes;
- The water quality of the marine estate;
- Existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability; and
- Aboriginal cultural heritage.

The updates as put forward by the SEPP will be addressed in the following sections.

3 Relevant Studies and Guidelines

3.1 Port Stephens Flood Study 1998

The 2010 WorleyParsons Report references peak flood levels for Salamander Bay that are based on data detailed in a report titled, *Port Stephens Flood Study*, which was prepared by Manly Hydraulics Laboratory in three stages, each of which was published in 1993, 1997 and 1998. These studies used recorded data and analysis of coastal processes to estimate design flood levels along the foreshore areas of Port Stephens. The analysis considered the effects of tide, storm surge, local wind waves, swell waves and catchment flows, as well as the impact of wave run up on estuary water levels.

The Flood Study indicates that the 1% Annual Exceedance Probability (AEP) flood level at Kangaroo Point is 2.4 mAHD. Kangaroo Point is located about 400 m north of Bannisters Resort. Accordingly, estimated flood levels for Kangaroo Point are considered to be representative of flood levels in the estuary adjacent to the Bannisters Resort site.

Since 2010, the only other flood study for the estuary to be published is the *'Anna Bay and Tilligerry Creek Flood Study'*, which was prepared in 2017. As the name suggests, this study focusses on catchment flooding of Tilligerry Creek, which drains to Port Stephens in an area to the west of Soldiers Point. As a consequence, flood levels documented in this study are not relevant to the Bannisters Resort site and would not supersede the peak flood levels documented in the 1998 study.

3.2 Port Stephens Design Flood Levels Climate Change Review 2010

The 2010 WorleyParsons Report addressed the potential impact of climate change on peak flood levels by application of procedures outlined in the then Department of Environment. Climate Change and Water (DECCW) guideline titled, *Floodplain Risk Management Guideline: Practical Consideration of Climate Change* (2007). Consideration was also given to the Draft NSW Coastal Planning Guideline: *Adapting to Sea Level Rise* (DoP 2009).

In November 2010, Port Stephens Council published a report titled, *Design Flood Levels – Climate Change Review*, which documented the impact of climate change on design flood levels for the Port Stephens estuary due to a combination of elevated ocean levels, wave run-up and catchment flooding. As it was published after the 2010 WorleyParsons Report, the findings were not considered as part of the assessment for the Part 3A Concept Approval. However, it is the most recent relevant climate change study for the Port Stephens estuary.

The Climate Change Review indicates that the Year 2100 design 1% AEP flood level for "Soldiers Point East" (i.e., the site closest to Bannisters Resort) is estimated to be 3.5 mAHD. This level is based on the adoption of a 0.9 m ocean level rise by 2100 and includes provision for wave run-up.

3.3 Australian Rainfall & Runoff 2019

The 2010 WorleyParsons Report included a stormwater management plan that detailed plans for managing stormwater runoff from the redeveloped site. The stormwater management plan was based on intensity Frequency Duration (*IFD*) data for the Salamander Shores site which was derived from procedures outlined in *Australian Rainfall and Runoff 1987* (*ARR 1987*). The IFD data was used in a hydrologic model of the site to determine peak discharge rates for a range of storm events, which in turn were used to conceptually size the infrastructure documented in the stormwater plan.

Since 2010, much work has been done to update ARR 1987, including the compilation and analysis of a further 30 years of rainfall data. Analysis of the extended data set resulted in the development of new IFD curves for all areas of Australia. These updated IFD curves are available from a portal managed by the Bureau of Meteorology (BOM). In parallel with this, work was undertaken to update Australian Rainfall & Runoff, leading to publication of new edition in 2019 (referred to as ARR 2019). The new edition requires new procedures to be employed for flood estimation, and in many instances results in changes to the previously derived flood data.

In comparison to ARR 1987, the ARR 2019 guidelines and associated data typically result in lower peak flood flows due to a number of factors including reduced design rainfall depths, increased rainfall loss rates and changes in temporal rainfall patterns.

4 Flood Risk

4.1 Flood Planning Level

4.1.1 Present Day

As noted in **Section 3.1**, design flood levels for Port Stephens have been investigated as part of previous studies and are documented in the *Port Stephens Flood Study* (Manly Hydraulics Laboratory 1993, 1997 and 1998). As noted in the 2010 WorleyParsons Report, this report indicates that the present day 1% AEP flood level for Salamander Bay is 2.4 mAHD. Therefore, by application of the standard freeboard of 0.5 m outlined in PSLEP 2013, the present day Flood Planning Level for the site is 2.9 mAHD.

As shown in the architectural drawings included in **Appendix A**, the lowest level of any area of the site where development is proposed is the basement which sits at an elevation of 5.0 mAHD. Therefore, the proposed development, including all changes proposed as part of the Part 3A Concept Approval Modification, are at least 2 metres above the Flood Planning Level for the site.

4.1.2 Impact of Projected Sea Level Rise due to Climate Change

The 2010 WorleyParsons Report addressed climate change by application of procedures detailed in the then Department of Environment and Climate Change and Water (DECCW) guideline titled, *Floodplain Risk Management Guideline: Practical Consideration of Climate Change* (2007). It also considered the Draft NSW Coastal Planning Guideline titled, *Adapting to Sea Level Rise* (DoP 2009). The report determined the Year 2100 design 1% AEP flood level at the site to be 3.3 m AHD. This was based on adding the predicted sea level rise of 0.9 m to the present day 1% AEP flood level of 2.4 m AHD.

As mentioned in **Section 3.2**, since publication of the WorleyParsons 2010 Report, the potential impact of sea level rise due to climate change has been assessed for Port Stephens and used to determine the predicted impact on design flood levels. The assessment is documented in a report titled, *'Port Stephens Design Flood Levels – Climate Change Review* (*2010*).

The Climate Change Review estimates the Year 2100 design 1% AEP flood level for "Soldiers Point East" (i.e., the site closest to Bannisters Resort) to be 3.5 mAHD. This level is based on the adoption of a sea level rise of 0.9 m by 2100 and includes provision for wave run-up.

Therefore, the current Year 2100 design 1% AEP flood level for Salamander Bay is 0.2 m higher than determined for the 2010 WorleyParsons Report.

However, the lowest level of any area of the site where development is proposed is the basement which sits at an elevation of 5.0 mAHD. Therefore, the proposed development, including all changes proposed as part of the Part 3A Concept Approval Modification, are at least 1.5 metres above the predicted Year 2100 design 1% AEP flood level for Salamander Bay.

Accordingly, the development will not be adversely affected by sea level rise due to projected climate change.

This conforms to the LEP (2013) requirement that projected changes from climate change be compatible with the land on which the development is proposed.

4.2 Potential for the Development to Cause Flood Impacts

As discussed in Section 6.2 of the 2010 WorleyParsons Report, the existing hotel sits on the crest of a hill that rises to an elevation of 20 mAHD. The lowest elevation of works proposed as part of the modified development proposal is 5 mAHD. Hence, there is no possibility for estuarine or mainstream flooding to occur across the development site or for the development to impact on flooding across adjoining land.

5 Coastal Hazard Risk

Coastal hazard assessment involves an assessment of the potential for wave and wind action, coastal erosion and sea level rise to impact on a site or a development.

As detailed in the 2010 WorleyParsons Report, the site is situated on an elevated outcrop of extremely high strength volcanic rock. The geotechnical site investigation conducted by Coffey Geotechnical in 2010 indicates that the site conditions consist of shallow aeolian sand overlying rhyodacite.

The updated design drawings (refer **Appendix A**) indicate that the lowest design levels for works associated with the proposed development are those associated with the basement. The basement has an elevation of 5.0 mAHD. The drawings also show that the buildings have been designed with a minimum floor level of 8.0 mAHD. Therefore, the lowest land levels for the developed site are proposed to be at least 1.5 metres higher than the predicted Year 2100 design 1% AEP flood level for Salamander Bay (refer Section 4 for discussion on flood levels and sea level rise). In addition, all buildings will be founded on rock and certified by a geotechnical engineer and a structural engineer.

Accordingly, coastline hazards including those associated with erosion, shoreline recession and inundation, are of no concern to the infrastructure proposed as part of the site redevelopment, even if they were to manifest to lead to a rise in mean water level for Salamander Bay as is predicted due to climate change. There is also no potential for the proposed development to adversely impact on coastal processes or to influence the coastal hazard that currently exists for property located at mean sea level along the foreshore of Salamander Bay.

As detailed in Section 3.3, the SEPP dictates several requirements regarding development in the coastal environment use area. These updates reflect more on cultural, ecological, biophysical and hydrological aspects of development. The proposed development is on the existing Bannisters lot and therefore will not involve expansive clearing of natural habitat or cultural sites. The site has been designed with safe access for persons with disabilities. Accordingly, the changes associated with the proposed modification to the Part 3A Concept Approval are considered to meet the SEPP requirements.

6 Hydrology and Surface Water Management

6.1 Surface Water Management

A site inspection was undertaken on 12th November 2021 to gain an understanding of the existing site topography and local scale catchment characteristics. The objective of the site inspection was to assess the potential for the proposed modifications to the design detailed in the Part 3A Concept Approval to manifest as a material impact on the manner in which surface water at the site is proposed to be managed as per the original stormwater management plan. The site investigation concluded that the changes associated with the modification to the original Part 3A Concept Approval would not require any alteration to the measures proposed for surface water management detailed in the Stormwater Concept Plan that accompanied the 2010 WorleyParaons Report.

6.1.1 Hydrology

The WorleyParsons 2010 Report includes an analysis of surface water runoff from the site for both the existing and post development conditions. This was achieved through a RAFTS rainfall/runoff model that was formulated to compare the 5, 20 and 100 year ARI storm events. IFD data for the Bannisters Resort site was obtained from ARR 1987. As outlined in **Section 3.3**, ARR 2019 has been published since the Part 3A Concept Approval was granted. ARR 2019 outlines updated procedures for estimating runoff and flood flows, and draws from a more extensive recorded rainfall data-set.

The analysis completed for the 2010 Report established that the proposed development would generate similar peak flows to those that would be generated from the site under existing conditions. This was largely credited to the minor changes to the catchment areas and grades. Using ARR 2019 data, the design rainfall would be less than that determined using ARR 1987 data, and therefore the site under the proposed redevelopment would experience reduced peak flood flows. Accordingly, it can be concluded that the analysis for the Stormwater Concept Plan documented in the 2010 WorleyParsons Report is still suitable and no further modelling has been undertaken.

For the 2010 WorleyParsons Report, the Department of Industry and Investments (DII) recommended that water sensitive urban measures are used to minimise any stormwater discharge impacts to adjacent waterway and aquatic habitats. Accordingly, WorleyParsons prepared a detailed Soil and Water Management Plan which adhered to guidelines specified in the Landcom publication titled, *'Managing Urban Stormwater: Soils and Construction'* (also known as "The Blue Book").

A review of the design drawings of the revised proposed development was undertaken to identify any changes to surface water/ stormwater management for the site. One alteration in the proposed changes is that Building B (in the original design) is now attached to Buildings D and E in the proposed design and subsequently the gap between the buildings has been closed (*refer* **Appendix A**).

The Soil and Water Management Plan prepared by WorleyParsons in 2010 indicates the direction of overland flow coming from the north-east of the site, then the exterior boundaries of the site in a southerly direction, before final being expelled in the sediment basin at the south of the site (*refer* **Figure 6** *of the 2010 WorleyParsons Report*). The altered buildings are positioned at approximately the centre of the site and their original existing gap did not comprise an overland flowpath. Therefore, this change will not affect the original Soil and Water Management Plan, and meets the requirements of Port Stephen DCP 2014 for erosion and sediment control.

6.1.2 Stormwater Drainage

Port Stephens DCP 2014 dictates that the development must incorporate a stormwater drainage plan if surface water from the site drains to the public drainage system, which is the case for the Bannisters Resort redevelopment. The 2010 WorleyParsons Report included a Stormwater Concept Plan which specifies the manner in which stormwater will be managed on-site. This stormwater plan details two points of discharge to mitigate impacts on surface water flow, and therefore meets the requirements of Port Stephens DCP 2014.

For the existing condition, the west catchment will drain into Council's stormwater drainage line along Soldiers Point Road, while the east catchment will continue to discharge directly into Salamander Bay via an existing 525 mm stormwater drainage pipe which discharges to the foreshore near the Soldiers Point Jetty (*refer Figure 7 of the 2010 WorleyParsons Report*).

As detailed in **Section 6.1.1**, the modified development involves the "merging" of two building blocks into one. However, the surface water flow paths will be similar to those presented in the original stormwater drainage plan as in both cases overland flows will not pass through the original gap between the buildings. Additionally, the original approved design included a rainwater tank which served to block overland flow that might otherwise have travelled through the gap between the two buildings.

Accordingly, the proposed revision will have negligible impact on the surface water flowpaths and the existing Stormwater Concept Plan is "fit for purpose".

6.2 Integrated Water Cycle Management

The 2010 WorleyParsons Report adopted Integrated Water Cycle Management (IWCM) principles across the site to ensure no negative impact from stormwater runoff in terms of impact on receiving water quality and appropriate management of wastewater. These principles include a reduction in potable water consumption, utilisation of rainwater, minimising impacts on downstream receiving waters and safe conveyance of stormwater.

The DCP echoes the IWCM principles to ensure development does not detrimentally impact on water quality in addition to setting requirements of water quality modelling, such as through model for urban stormwater improvement conceptualisation (MUSIC) and subsequent water sensitive urban design (WSUD) measures and stormwater quality improvement devices (SQIDs). For the 2010 report, WorleyParsons conducted MUSIC modelling and prepared WSUD strategies for the site, meeting this requirement as shown in the following sections.

6.2.1 Water Quality

The original report obtained water quality treatment targets from the NSW Department of Environment, Climate Change and Water (*DECCW formally DECC*). The DCP provides new water quality stripping targets for developments.

The previously completed MUSIC modelling and analysis ensured the proposed development did not have any adverse impact on existing pollutant volumes discharged onsite (*refer Section 9.2.7 of the 2010 WorleyParsons Report*). The DCP requires that development does not detrimentally impact on water quality. Accordingly, the proposed post-development water conditions are to be compared with the existing conditions.

The site is not in a drinking water catchment. The DCP requires that water released into public drainage in "Lots with a site area greater than 2,500 m^2" must achieve Council's water quality stripping targets, which was proven through MUSIC modelling. As there are no major changes to the 2010 approved proposed redevelopment, the existing MUSIC modelling results are still relevant. The MUSIC model results suggest that the proposed development would improve water quality runoff and hence meets the water quality treatment targets as put forward by the DCP.

6.2.2 Water Resources

The 2010 WorleyParsons Report details WSUD and SQIDs in its Section 9 chapter, including the use of rainwater tanks and their effectiveness onsite, as well as bore water irrigation.

As in Section 4.2.1, the post-development case was modelled in MUSIC "with treatment" variables. These treatment variables are the inclusion of rainwater tanks on site, meeting the DCP requirement that MUSIC modelling provides evidence of how water quality targets have been achieved with SQIDs.

The Council's DCP requirement for maximum impervious surface is 75% for the "R3" land use zone, which the proposed development meets. With the increase in pervious area, peak flow rates and volumes generated across the site will decrease across the overall site.

7 Groundwater

The 2010 WorleyParsons Report addressed groundwater hydrology and quality as per the Director General's requirements. Sections 9 and 10 of the 2010 WorleyParsons Report discusses how the site contributes little groundwater infiltration to the regional Tomaree groundwater catchment and has an insignificant impact to the site's groundwater resources. The 2010 WorleyParsons Report noted that interception of local groundwater is likely to occur as a result of the basement car park and that the groundwater is to be collected and either pumped or drained into the sewer network.

No additional bores or groundwater extraction points were proposed as part of the redevelopment that received Concept Approval in 2010, and this is the case for the modified proposal. Hence, it follows that the modified development proposal will result in no change to the findings on groundwater documented in the 2010 WorleyParson Report. Accordingly, the proposed redevelopment of the site will have no material impact on the existing groundwater.

8 Conclusions

This Addendum Report has been prepared for Salamander Properties as a supplementary statement to the Water Management, Flooding and Coastal Processes Report prepared by WorleyParsons in 2010. It addresses water, flooding and coastal processes issues in so far as they may arise as a consequence of the proposed modifications to the hotel redevelopment that received Part 3A Concept Approval in 2011.

The assessment has established that the Water Management, Flooding and Coastal Processes Report prepared by WorleyParsons in 2010 remains largely relevant to the concept plan approval, albeit for the few proposed modifications for the hotel and updated statutory requirements, as addressed in this report. The modifications to the proposed development will have negligible impact on flooding and coastal processes. The modifications will also have no material impact on the Stormwater Concept Plan and Integrated Water Cycle Management Plan that was developed as part of the 2010 Report. In addition, the statutory requirements from the Port Stephens Local Environment Plan 2013 (LEP) and Port Stephens Development Control Plan (2014) have been addressed to show that the proposed redevelopment of Bannisters Resort meets their objectives and is suitable for construction.

9 References

Commonwealth of Australia (Geoscience Australia) (*2019*), *'Australian Rainfall and Runoff: a Guide to Flood Estimation'*, edited by Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I.

Environment, Climate Change and Water (*2010*), *'Coastal Risk Management Guide'*.

Man of Many (*2020*), *'Bannisters port Stephens is a Secluded Getaway in the Heart of Oyster Country'*, accessed 18th November 2021 from https://manofmany.com/lifestyle/travel/bannister-port-stephens.

Port Stephens and Great Lakes Council (*2010*), *'Port Stephens Design Flood Levels Climate Change Review'*, prepared by WMAwater.

Port Stephens Council (*2013*), *'Port Stephens Local Environmental Plan 2013'*.

Port Stephens Council (*2014*), *'Port Stephens Development Control Plan 2014'*.

Port Stephens Council (*2017*), *'Anna Bay and Tilligerry Creek Flood Study'*, prepared by Jacobs Group.

NSW Government (*2016*), *'Coastal Management Act'*.

NSW Government (*2018*), *'State Environmental Planning Policy (Coastal Management)'*.

NSW Government (*2021*), *'ePlanning Spatial Viewer'*, accessed 17th November 2021 from https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address

NSW Government (*2021*), *'State Environmental Planning Policy (Coastal Management) 2018 – maps'*, accessed 17th November 2021 from https://webmap.environment.nsw.gov.au/PlanningHtml5Viewer/?viewer=SEPP_CoastalManagement

Salamander Shores Hotel Pty Ltd (*2010*), *'Water Management, Flooding and Coastal Processes Report'*, prepared by WorleyParsons, including all references.

Appendix A
Modification Design Drawings

SALAMANDER SHORES
PART 3A MODIFICATION
NOVEMBER 2021

DRAWING LIST PART 3A MOD			
DWG #	REV	DATE	DRAWING TITLE
SK-000	G	18/11/21	COVER SHEET AND SITE PLAN
SK-001	G	18/11/21	DEMOLITION PLAN
SK-099	E	18/11/21	BASEMENT
SK-101	G	18/11/21	GROUND LEVEL PLAN RL 8.00
SK-102	H	18/11/21	LEVEL 1 PLAN RL 12.00
SK-103	H	18/11/21	LEVEL 2 PLAN RL 15.00
SK-104	G	18/11/21	LEVEL 3 PLAN RL 18.00
SK-105	G	18/11/21	LEVEL 4 PLAN RL 21.00
SK-106	G	18/11/21	LEVEL 5 PLAN RL 24.00
SK-107	H	18/11/21	ROOF PLAN
SK-201	H	18/11/21	ELEVATIONS SHEET 01
SK-202	H	18/11/21	ELEVATIONS SHEET 02
SK-251	I	18/11/21	SECTIONS SHEET 01
SK-L01	D	18/11/21	LANDSCAPE PLAN
SK-MD01	F	18/11/21	MOVEMENT DIGRAM VEHICLES
SK-MD02	F	18/11/21	MOVEMENT DIAGRAM PEDESTRIAN AND CYCLE

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1

This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.

AUTHORISED FOR ISSUE

DIRECTOR

SIGN OFF DATE

ISSUE	DATE	SUBJECT	VALID'N.
G	18/11/21	LEVELS UPDATED	NK
F	11/11/21	ISSUED FOR PART 3A MOD	LO
E	07/10/21	ISSUED FOR CONSULTATION	LO
D	30/09/21	ISSUED TO CONSULTANT	LO
C	23/09/21	ISSUED FOR REVIEW	LO
B	13/09/21	SCHEME REPLAN	LO
A	28/08/21	SCHEME REPLAN	LO

CLIENT
SALAMANDER SHORES HOTEL

ARCHITECT

djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

PROJECT
SALAMANDER SHORES

147 Soldiers Point Road
Soldiers Point

PHASE
PART 3A MODIFICATION

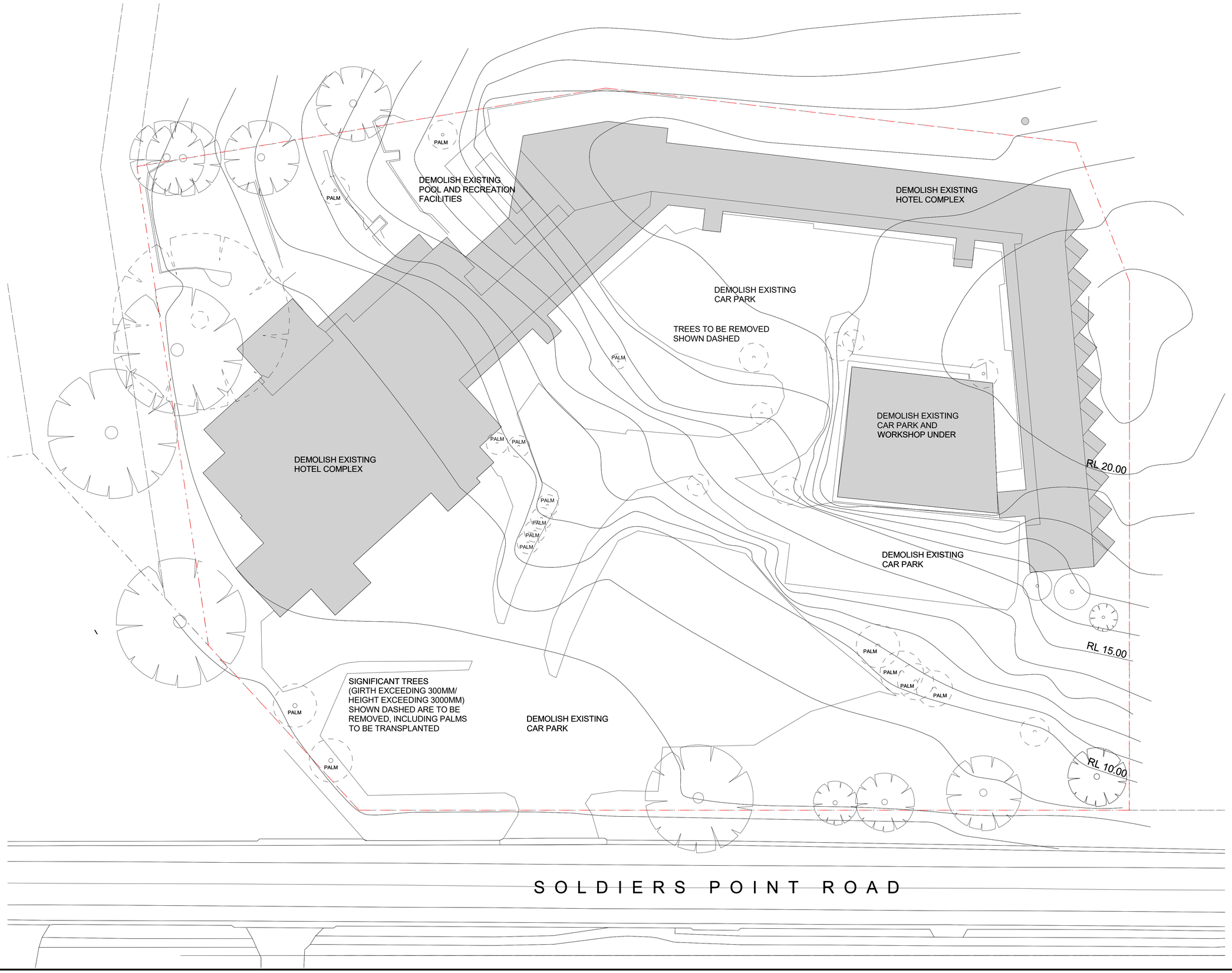
DRAWN	SCALE AT A1	PRINT DATE
LO	1 : 1000	18/11/21

DESCRIPTION
COVER SHEET AND SITE PLAN

PROJECT No	DRAWING No	REVISION
20 421	SK-000	G

DATE PRINTED: 18/11/2021 11:19:00 AM

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1



This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.

AUTHORISED FOR ISSUE

DIRECTOR

SIGN OFF DATE

G	18/11/21	LEVELS UPDATED	NK
F	11/11/21	ISSUED FOR PART 3A MOD	LO
E	07/10/21	ISSUED FOR CONSULTATION	LO
D	30/09/21	ISSUED TO CONSULTANT	LO
C	23/09/21	ISSUED FOR REVIEW	LO
B	05/12/10	REISSUED TO DOP	SE
A	05/06/10	ISSUED TO DOP	JF/SE

ISSUE DATE SUBJECT VALID'N.

CLIENT
SALAMANDER SHORES HOTEL

ARCHITECT

djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

PROJECT
SALAMANDER SHORES

147 Soldiers Point Road
Soldiers Point

PHASE
PART 3A MODIFICATION

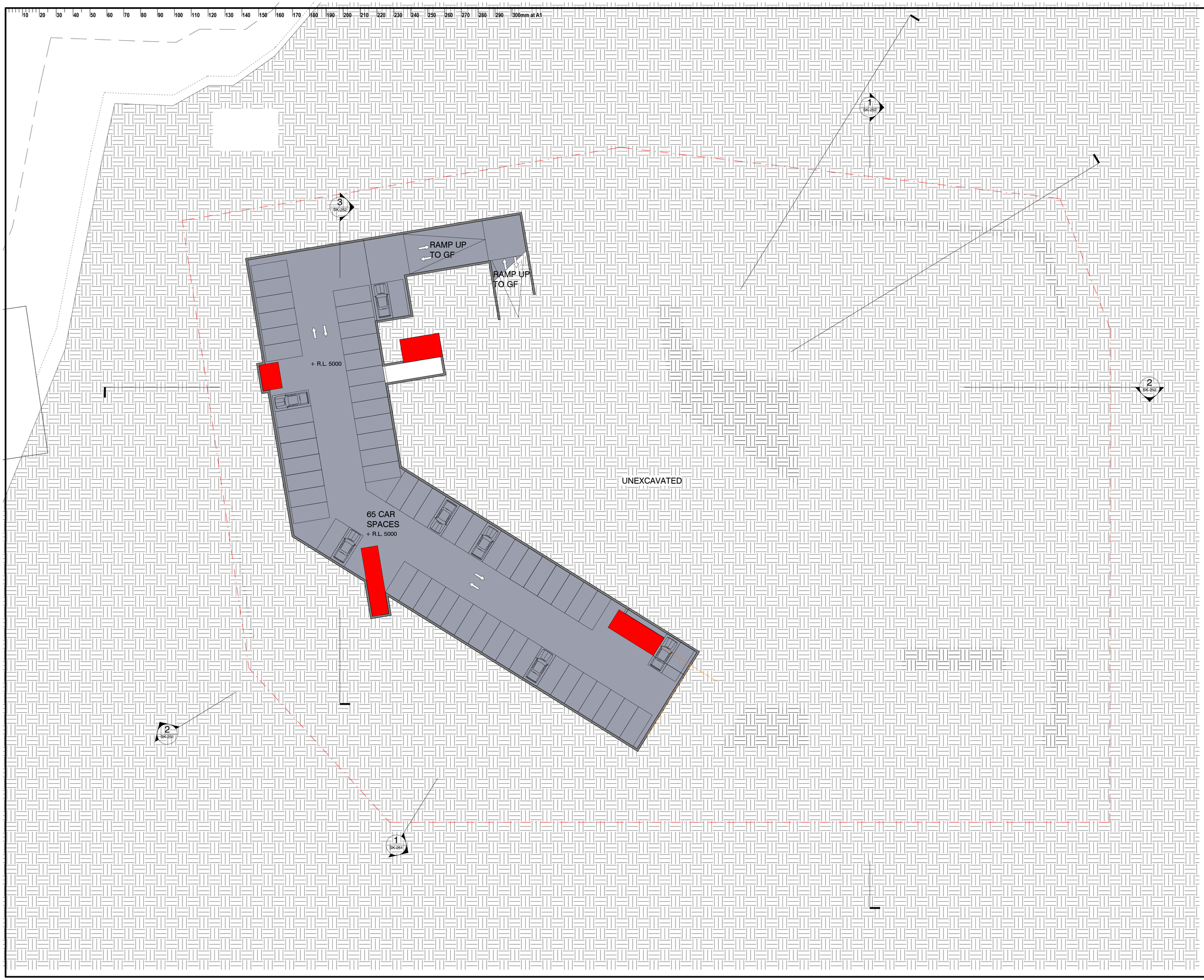
DRAWN	SCALE AT A1	PRINT DATE
KL	1 : 250	18/11/21

DESCRIPTION
DEMOLITION PLAN

PROJECT No	DRAWING No	REVISION
20 421	SK-001	G

DATE PRINTED: 18/11/2021 10:48:10 AM

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1



This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.

AUTHORISED FOR ISSUE

DIRECTOR

SIGN OFF DATE

E	18/11/21	LEVELS UPDATED	NK
D	11/11/21	ISSUED FOR PART 3A MOD	LO
C	07/10/21	ISSUED FOR CONSULTATION	LO
B	30/09/21	ISSUED TO CONSULTANT	LO
A	23/09/21	ISSUED FOR REVIEW	LO

ISSUE DATE SUBJECT VALID'N.

CLIENT
SALAMANDER SHORES HOTEL

ARCHITECT

djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192

63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

PROJECT
SALAMANDER SHORES

147 Soldiers Point Road
Soldiers Point

PHASE
PART 3A MODIFICATION

DRAWN	SCALE AT A1	PRINT DATE
KL	1 : 250	18/11/21

DESCRIPTION
BASEMENT

PROJECT No	DRAWING No	REVISION
20 421	SK-099	E

DATE PRINTED: 18/11/2021 10:48:16 AM

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1

10710

10000

1000

10m APZ

RESTAURANT
+ R.L. 8000

CAFE
+ R.L. 8000

BAR
+ R.L. 8000

FOYER
+ R.L. 8000

BOH
+ R.L. 8000

BOH
+ R.L. 8000

RAMP UP TO L1

RAMP FROM B1

RAMP UP TO L1

60 CAR SPACES
+ R.L. 8000

UNEXCAVATED

TRUCK LOADING DOCK
+ R.L. 7000

PORTE COCHERE

TRUCK ENTRY / EXIT

BOH
+ R.L. 9000

BAR
+ R.L. 9000

HOTEL GUESTS & RESI CARPARK ENTRY / EXIT

RL 20.00

RL 15.00

RL 10.00

10000

10980

PALM

3 SK-252

1 SK-252

2 SK-251

1 SK-251

This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.

AUTHORISED FOR ISSUE

DIRECTOR

SIGN OFF DATE

G	18/11/21	LEVELS UPDATED	NK
F	11/11/21	ISSUED FOR PART 3A MOD	LO
E	07/10/21	ISSUED FOR CONSULTATION	LO
D	30/09/21	ISSUED TO CONSULTANT	LO
C	23/09/21	ISSUED FOR REVIEW	LO
B	05/12/10	REISSUED TO DOP	SE
A	05/06/10	ISSUED TO DOP	JF/SE

ISSUE DATE SUBJECT VALID'N.

CLIENT
SALAMANDER SHORES HOTEL

ARCHITECT

djrd architects

T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192

63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

PROJECT
SALAMANDER SHORES

147 Soldiers Point Road
Soldiers Point

PHASE
PART 3A MODIFICATION

DRAWN	SCALE AT A1	PRINT DATE
KL	1 : 250	18/11/21

DESCRIPTION
GROUND LEVEL PLAN RL 8.00

PROJECT No	DRAWING No	REVISION
20 421	SK-101	G

DATE PRINTED: 18/11/2021 10:48:24 AM

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1

This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.

AUTHORISED FOR ISSUE

DIRECTOR

SIGN OFF DATE

H	18/11/21	LEVELS UPDATED	NK
G	11/11/21	ISSUED FOR PART 3A MOD	LO
F	07/10/21	ISSUED FOR CONSULTATION	LO
E	30/09/21	ISSUED TO CONSULTANT	LO
D	23/09/21	ISSUED FOR REVIEW	LO
C	05/06/11	REISSUED TO DOP	SE
B	05/12/10	REISSUED TO DOP	SE
A	05/06/10	ISSUED TO DOP	JF/SE

ISSUE DATE SUBJECT VALID'N.

CLIENT
SALAMANDER SHORES HOTEL

ARCHITECT

djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

PROJECT
SALAMANDER SHORES

147 Soldiers Point Road
Soldiers Point

PHASE
PART 3A MODIFICATION

DRAWN	SCALE AT A1	PRINT DATE
NK	1 : 250	18/11/21

DESCRIPTION
LEVEL 2 PLAN RL 15.00

PROJECT No	DRAWING No	REVISION
20 421	SK-103	H

DATE PRINTED: 18/11/2021 10:48:47 AM

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1

BUILDING A

BALCONIES

HOTEL ROOMS
+ R.L. 18000

BOH
+ R.L. 18000

BALCONY

BALCONY

10m APZ

10710

10000

8000

6000

6090

BUILDING H

BUILDING B

20210

17070

1000

3000

PERMANENT APARTMENTS
+ R.L. 18100

+ R.L. 18000

POOL AMENITIES
+ R.L. 18000

68 CAR SPACES
+ R.L. 17000

UNEXCAVATED

RAMP FROM L2

+ R.L. 17000

BALCONIES

PERMANENT APARTMENTS
+ R.L. 18100

+ R.L. 17000

+ R.L. 17000

LANDSCAPED ROOF
+ R.L. 20500

BUILDING C

BOH

BOH
+ R.L. 17000

EXTERIOR CORRIDOR

HOTEL ROOMS
+ R.L. 17000

BALCONIES

10000

BUILDING D/E

BUILDNG F/G

19470

15264

10979

12980

SOLDIERS POINT ROAD

1 SK-252

2 SK-252

3 SK-252

2 SK-251

1 SK-251

This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.

AUTHORISED FOR ISSUE

DIRECTOR

SIGN OFF DATE

G	18/11/21	LEVELS UPDATED	NK
F	11/11/21	ISSUED FOR PART 3A MOD	LO
E	07/10/21	ISSUED FOR CONSULTATION	LO
D	30/09/21	ISSUED TO CONSULTANT	LO
C	23/09/21	ISSUED FOR REVIEW	LO
B	05/12/10	REISSUED TO DOP	SE
A	05/06/10	ISSUED TO DOP	JF/SE

ISSUE DATE SUBJECT VALID'N.

CLIENT
SALAMANDER SHORES HOTEL

ARCHITECT

djrd architects

T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192

63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

PROJECT
SALAMANDER SHORES

147 Soldiers Point Road
Soldiers Point

PHASE
PART 3A MODIFICATION

DRAWN	SCALE AT A1	PRINT DATE
KL	1 : 250	18/11/21

DESCRIPTION
LEVEL 3 PLAN RL 18.00

PROJECT No	DRAWING No	REVISION
20 421	SK-104	G

DATE PRINTED: 18/11/2021 10:48:55 AM

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1

10710
10000
8951
20210
17070
1000
8000
6000
8690
7650
12350
10000
10000
19470
15260
10980
12980

3 SK-252
1 SK-252
2 SK-252
2 SK-251
1 SK-251

BUILDING A
BUILDING B
BUILDING C
BUILDING D/E
BUILDING F/G
BUILDING H

BALCONIES
HOTEL ROOMS
+ R.L. 21000
BOH
BALCONY
BALCONY
10m APZ

POOL

ROOF
+ R.L. 21000

PERMANENT APARTMENTS
+ R.L. 21200

PERMANENT APARTMENTS
+ R.L. 20000

LINE OF APPROVED FOOTPRINT

BALCONIES

BALCONIES

PERMANENT APARTMENTS
+ R.L. 21200

BOH
BOH
+ R.L. 20000
EXTERIOR CORRIDOR

HOTEL ROOMS
+ R.L. 20000
BALCONIES

SOLDIERS POINT ROAD

This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.

AUTHORISED FOR ISSUE

DIRECTOR

SIGN OFF DATE

G	18/11/21	LEVELS UPDATED	NK
F	11/11/21	ISSUED FOR PART 3A MOD	LO
E	07/10/21	ISSUED FOR CONSULTATION	LO
D	30/09/21	ISSUED TO CONSULTANT	LO
C	23/09/21	ISSUED FOR REVIEW	LO
B	05/12/10	REISSUED TO DOP	SE
A	05/06/10	ISSUED TO DOP	JF/SE

ISSUE DATE SUBJECT VALID'N.

CLIENT
SALAMANDER SHORES HOTEL

ARCHITECT

djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

PROJECT
SALAMANDER SHORES

147 Soldiers Point Road
Soldiers Point

PHASE
PART 3A MODIFICATION

DRAWN	SCALE AT A1	PRINT DATE
LO	1 : 250	18/11/21

DESCRIPTION
LEVEL 4 PLAN RL 21.00

PROJECT No	DRAWING No	REVISION
20 421	SK-105	G

DATE PRINTED: 18/11/2021 10:49:02 AM

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1

BUILDING A

BALCONIES

ROOF TERRACE

HOTEL ROOMS
+ R.L. 24000

BOH
+ R.L. 24000

BALCONY

ROOF TERRACE

10m APZ

14240

10000

8000

3
SK-252

BUILDING B

BALCONIES

PERMANENT APARTMENTS
+ R.L. 24300

20210

17160

BUILDING C

LANDSCAPED ROOF
+ R.L. 24900

BUILDING D/E

2
SK-251

1
SK-251

SOLDIERS POINT ROAD

1
SK-259

8690

7650

BUILDING H

12350

PERMANENT APARTMENTS
+ R.L. 23100

2
SK-252

10000

BALCONIES

BOH

BOH
+ R.L. 23000

EXTERIOR CORRIDOR

10000

HOTEL ROOMS
+ R.L. 23000

BALCONIES

15260

BUILIDNG F/G

10980

12980

This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.

AUTHORISED FOR ISSUE

DIRECTOR

SIGN OFF DATE

G	18/11/21	LEVELS UPDATED	NK
F	11/11/21	ISSUED FOR PART 3A MOD	LO
E	07/10/21	ISSUED FOR CONSULTATION	LO
D	30/09/21	ISSUED TO CONSULTANT	LO
C	23/09/21	ISSUED FOR REVIEW	LO
B	05/12/10	REISSUED TO DOP	SE
A	05/06/10	ISSUED TO DOP	JF/SE

ISSUE DATE SUBJECT VALID'N.

CLIENT
SALAMANDER SHORES HOTEL

ARCHITECT

djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

PROJECT
SALAMANDER SHORES

147 Soldiers Point Road
Soldiers Point

PHASE
PART 3A MODIFICATION

DRAWN	SCALE AT A1	PRINT DATE
LO	1 : 250	18/11/21

DESCRIPTION
LEVEL 5 PLAN RL 24.00

PROJECT No	DRAWING No	REVISION
20 421	SK-106	G

DATE PRINTED: 18/11/2021 10:49:08 AM

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1

SCHEDULE

PERMANENT RESIDENTIAL
19 X 1 BED
55 X 2 BED
24 X 3 BED
98 TOTAL

HOTEL ROOMS 90

BAR/CAFE	350sqm
RESTAURANT	500sqm
PRE-FUNCTION	70sqm
CONFERENCE	300sqm
CONFERENCE BAR	250sqm
GYM/SPA/RECREATION	190sqm
GENERAL BOH/STORAGE	1360sqm
CARPARKING	310

FSR 1.6:1

This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.

AUTHORISED FOR ISSUE

DIRECTOR

SIGN OFF DATE

H	18/11/21	LEVELS UPDATED	NK
G	11/11/21	ISSUED FOR PART 3A MOD	LO
F	07/10/21	ISSUED FOR CONSULTATION	LO
E	30/09/21	ISSUED TO CONSULTANT	LO
D	23/09/21	ISSUED FOR REVIEW	LO
C	05/06/11	REISSUED TO DOP	SE
B	05/12/10	REISSUED TO DOP	SE
A	05/06/10	ISSUED TO DOP	JF/SE

ISSUE	DATE	SUBJECT	VALIDN.

CLIENT
SALAMANDER SHORES HOTEL

ARCHITECT

djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192

63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

PROJECT
SALAMANDER SHORES

147 Soldiers Point Road
Soldiers Point

PHASE
PART 3A MODIFICATION

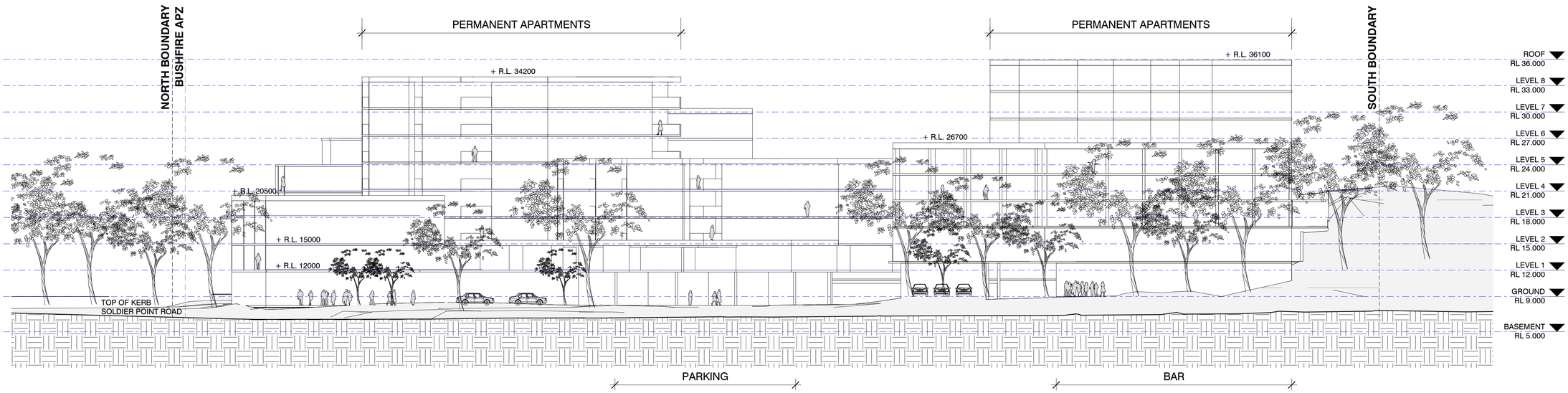
DRAWN	SCALE AT A1	PRINT DATE
LO	1 : 250	18/11/21

DESCRIPTION
ROOF PLAN

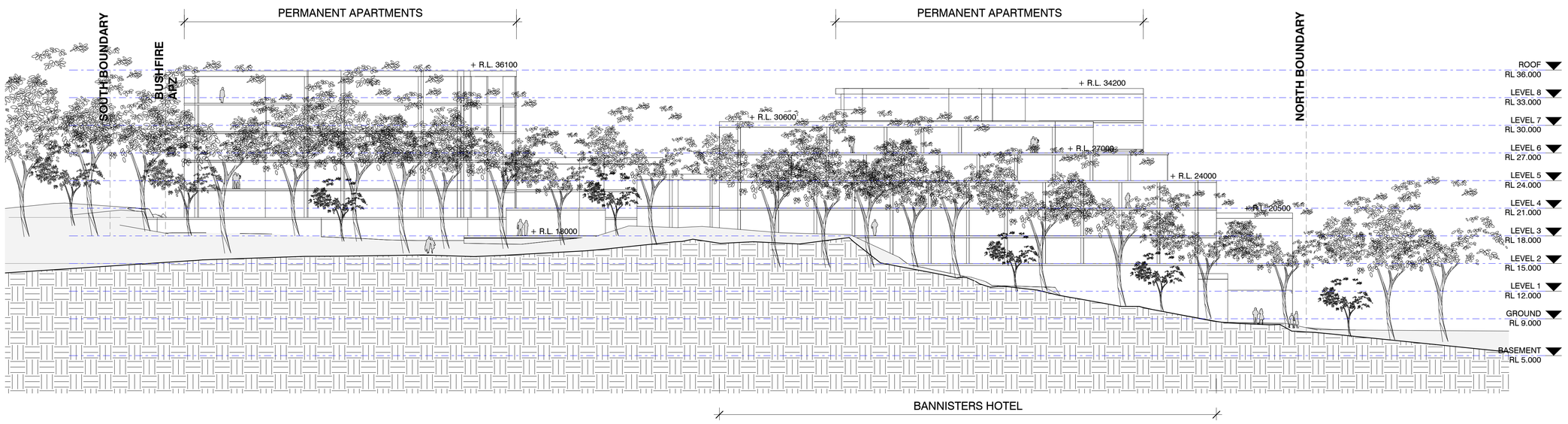
PROJECT No	DRAWING No	REVISION
20 421	SK-107	H

DATE PRINTED: 18/11/2021 10:49:44 AM

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1



1 SK0.010 ELEVATION 01 SOLDIERS POINT ROAD
1 : 250



2 SK0.010 ELEVATION 02 EASTERN BOUNDARY
1 : 250

NOTES

THE PARAPET RLs NOMINATED ON THIS DRAWING REPRESENT THE MINIMUM REQUIRED HEIGHT TO ACHIEVE THE FIRE, ACOUSTIC AND WATERPROOFING REQUIREMENTS OF THE NCC. ARCHITECTURAL FEAYTURES MAY EXTEND BEYOND THESE LEVELS AND WILL BE DEVELOPED IN FUTURE PROJECT STAGES.

This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.

AUTHORISED FOR ISSUE

DIRECTOR

SIGN OFF DATE

H	18/11/21	LEVELS UPDATED	NK
G	11/11/21	ISSUED FOR PART 3A MOD	LO
F	07/10/21	ISSUED FOR CONSULTATION	LO
E	30/09/21	ISSUED TO CONSULTANT	LO
D	23/09/21	ISSUED FOR REVIEW	LO
C	05/06/11	REISSUED TO DOP	SE
B	05/12/10	REISSUED TO DOP	SE
A	05/06/10	ISSUED TO DOP	JF/SE

ISSUE DATE SUBJECT VALID'N.

CLIENT
SALAMANDER SHORES HOTEL

ARCHITECT

djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

PROJECT
SALAMANDER SHORES

147 Soldiers Point Road
Soldiers Point

PHASE
PART 3A MODIFICATION

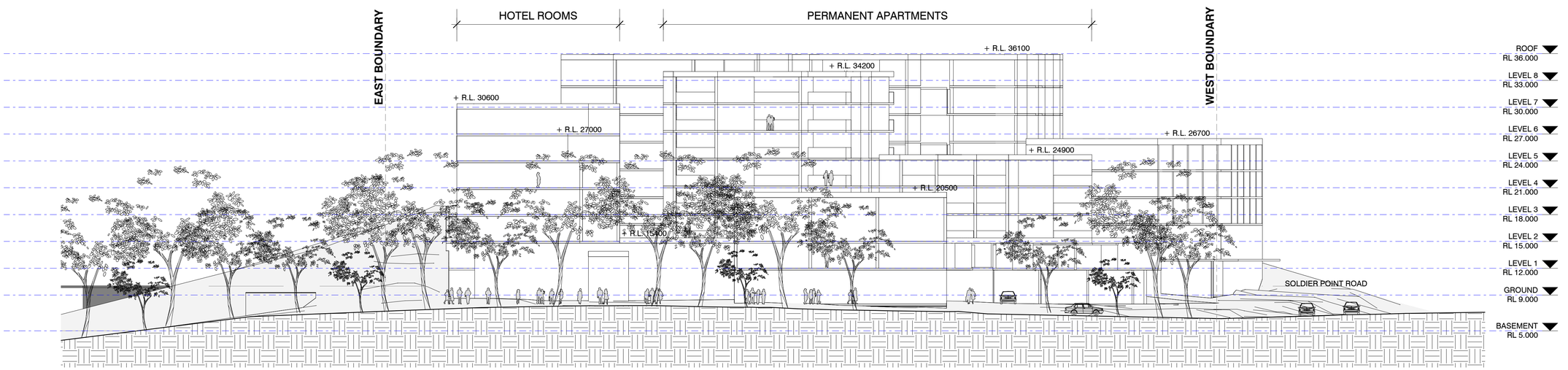
DRAWN	SCALE AT A1	PRINT DATE
LO	As indicated	18/11/21

DESCRIPTION
ELEVATIONS SHEET 01

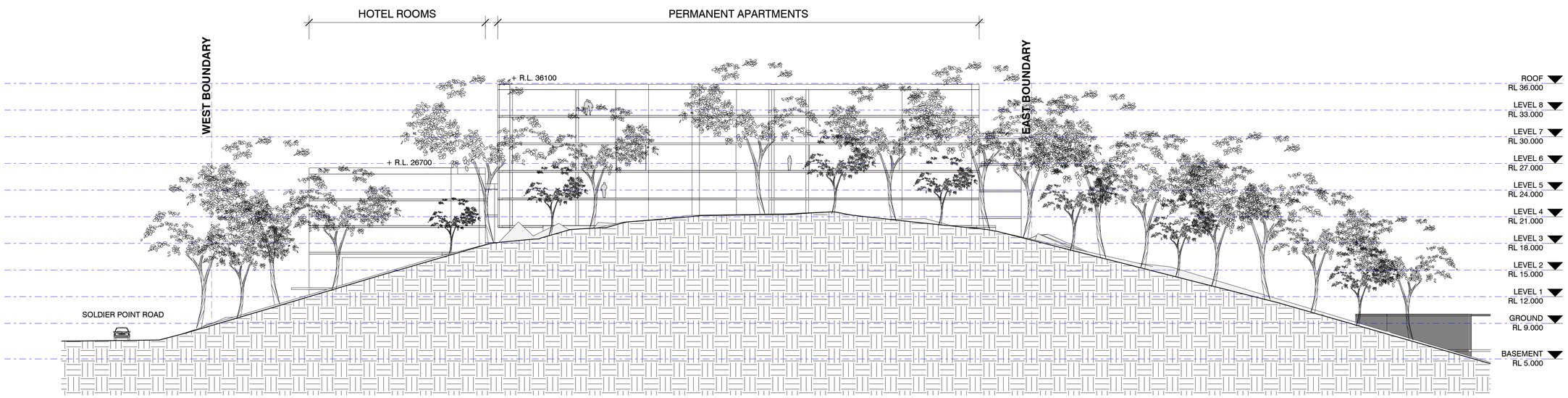
PROJECT No	DRAWING No	REVISION
20 421	SK-201	H

DATE PRINTED: 18/11/2021 10:49:54 AM

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1



2 SK0.010 ELEVATION 03 NORTHERN BOUNDARY
1 : 250



1 SK0.010 ELEVATION 04 SOUTHERN BOUNDARY
1 : 250

NOTES

THE PARAPET RLs NOMINATED ON THIS DRAWING REPRESENT THE MINIMUM REQUIRED HEIGHT TO ACHIEVE THE FIRE, ACOUSTIC AND WATERPROOFING REQUIREMENTS OF THE NCC. ARCHITECTURAL FEAYTURES MAY EXTEND BEYOND THESE LEVELS AND WILL BE DEVELOPED IN FUTURE PROJECT STAGES.

This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.

AUTHORISED FOR ISSUE

DIRECTOR

SIGN OFF DATE

ISSUE	DATE	SUBJECT	VALID'N.
H	18/11/21	LEVELS UPDATED	NK
G	11/11/21	ISSUED FOR PART 3A MOD	LO
F	07/10/21	ISSUED FOR CONSULTATION	LO
E	30/09/21	ISSUED TO CONSULTANT	LO
D	23/09/21	ISSUED FOR REVIEW	LO
C	05/06/11	REISSUED TO DOP	SE
B	05/12/10	REISSUED TO DOP	SE
A	05/06/10	ISSUED TO DOP	JF/SE

CLIENT
SALAMANDER SHORES HOTEL

ARCHITECT

djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

PROJECT
SALAMANDER SHORES

147 Soldiers Point Road
Soldiers Point

PHASE
PART 3A MODIFICATION

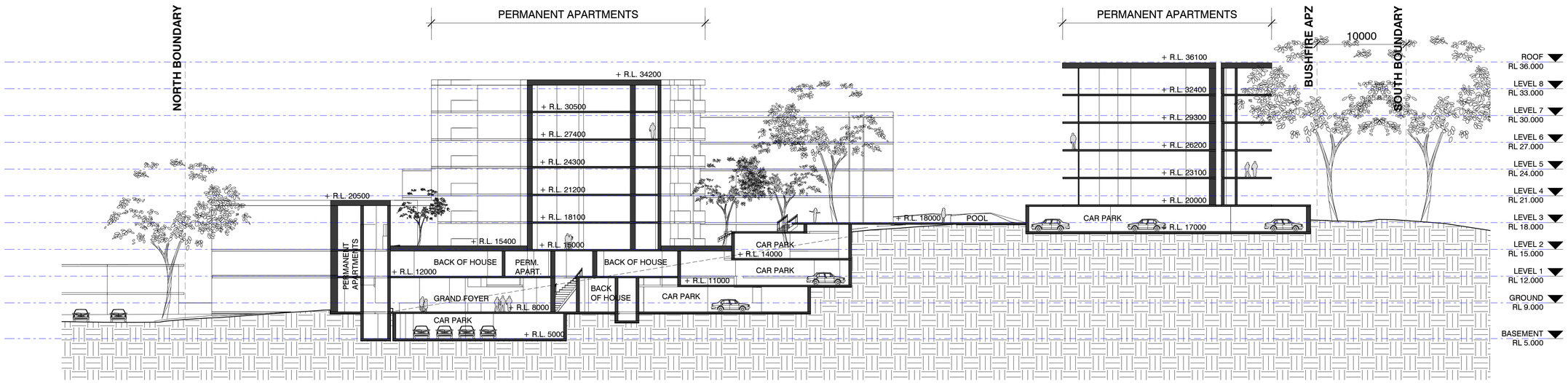
DRAWN	SCALE AT A1	PRINT DATE
LO	As indicated	18/11/21

DESCRIPTION
ELEVATIONS SHEET 02

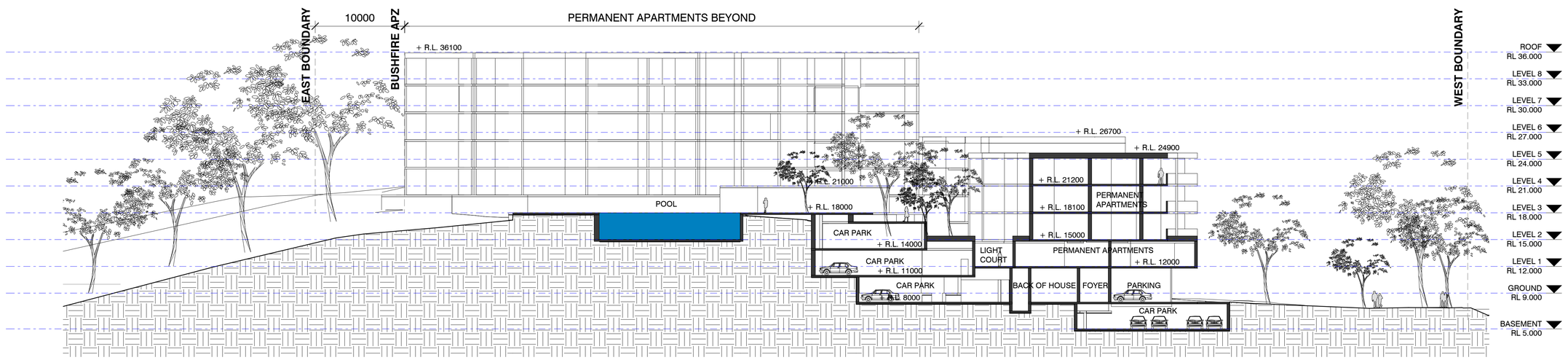
PROJECT No	DRAWING No	REVISION
20 421	SK-202	H

DATE PRINTED: 18/11/2021 10:50:09 AM

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1



2 AA-099 SECTION 01 NORTH SOUTH
1 : 250



1 AA-098 SECTION 02 WEST EAST
1 : 250

This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.

AUTHORISED FOR ISSUE

DIRECTOR

SIGN OFF DATE

I	18/11/21	LEVELS UPDATED	NK
H	11/11/21	ISSUED FOR PART 3A MOD	LO
G	07/10/21	ISSUED FOR CONSULTATION	LO
F	30/09/21	ISSUED TO CONSULTANT	LO
E	24/09/21	ISSUED TO CONSULTANTS	ARH
D	23/09/21	ISSUED FOR REVIEW	LO
C	05/06/11	REISSUED TO DOP	SE
B	05/12/10	REISSUED TO DOP	SE
A	05/06/10	ISSUED TO DOP	JF/SE

ISSUE DATE SUBJECT VALID'N.

CLIENT
SALAMANDER SHORES HOTEL

ARCHITECT

djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

PROJECT
SALAMANDER SHORES

147 Soldiers Point Road
Soldiers Point

PHASE
PART 3A MODIFICATION

DRAWN	SCALE AT A1	PRINT DATE
NK	1 : 250	18/11/21

DESCRIPTION
SECTIONS SHEET 01

PROJECT No	DRAWING No	REVISION
20 421	SK-251	I

DATE PRINTED: 18/11/2021 10:50:21 AM

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1

Location Plan

- EXISTING TO BE REMOVED
- EXISTING TO BE RETAINED
- LAGERSTROEMIA INDICA SP (CREPE MYRTLE)
- ANGOPHORA COSTATA (SMOOTH BARKED APPLE)
- CUPANIOPSIS ANACARDIOIDES (TUCKEROO)
- DORYANTHES EXCELSA (GYMEA LILY)
- STRELITZIA REGINAE (BIRD OF PARADISE)
- LIRIOPE 'EVERGREEN GIANT' (LIRIOPE)
- LOMANDRA LONGIFOLIA (MAT-RUSH)
- RAPHIOLEPSIS 'ORIENTAL PEARL' (INDIAN HAWTHORN)
- TRACHELOSPERMUM JASMINOIDES (STAR JASMINE)
- ROOF TOP PLANTING AS PER SHRUBS AND UNDERSTOREY ABOVE
- TURF
- PAVING

This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.

AUTHORISED FOR ISSUE

DIRECTOR

SIGN OFF DATE

ISSUE	DATE	SUBJECT	VALID'N.
D	18/11/21	LEVELS UPDATED	NK
C	11/11/21	ISSUED FOR PART 3A MOD	LO
B	07/10/21	ISSUED FOR CONSULTATION	LO
A	30/09/21	ISSUED TO CONSULTANT	LO

CLIENT
SALAMANDER SHORES HOTEL

ARCHITECT

djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

PROJECT
SALAMANDER SHORES

147 Soldiers Point Road
Soldiers Point

PHASE
PART 3A MODIFICATION

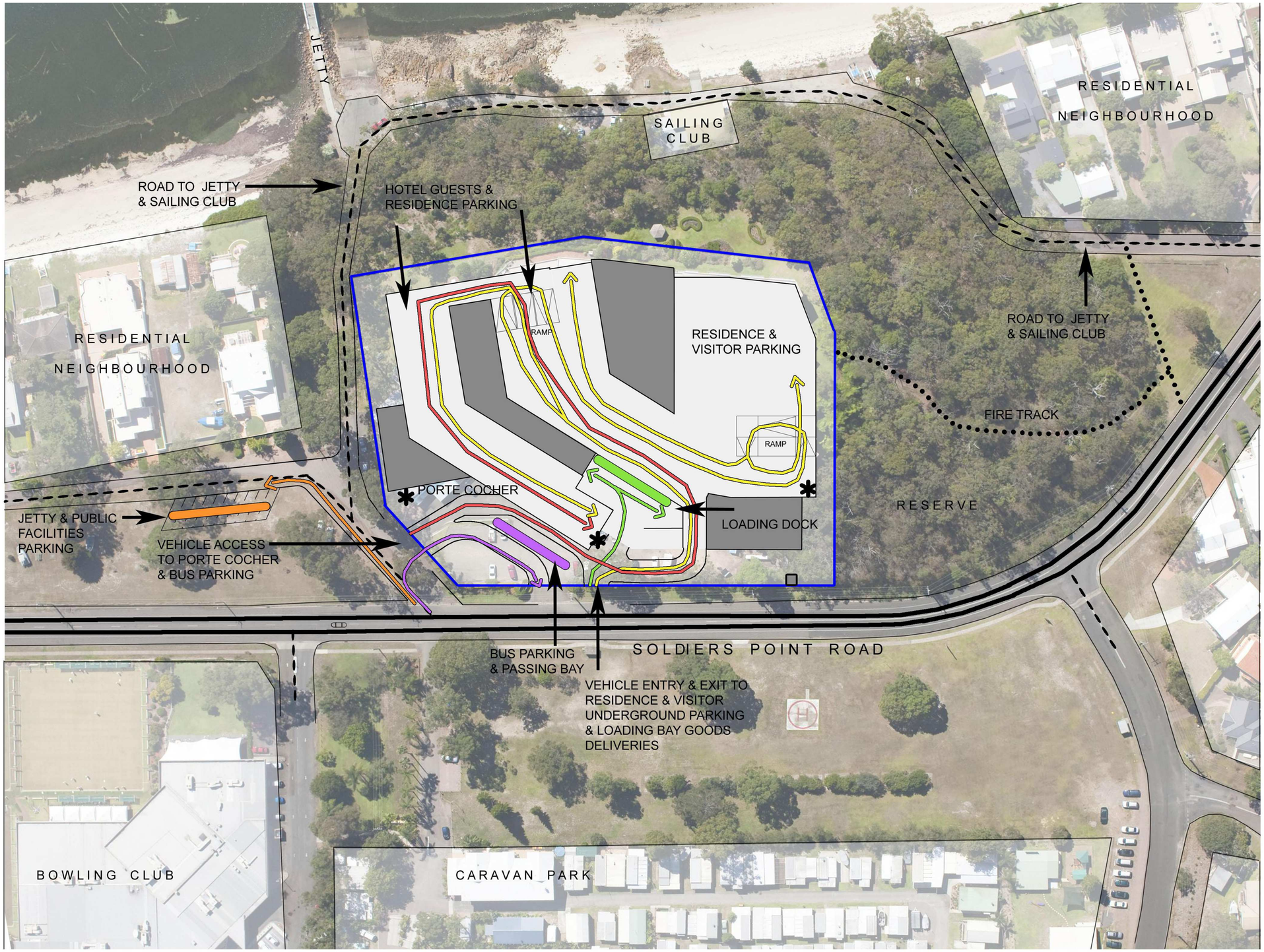
DRAWN	SCALE AT A1	PRINT DATE
NWF	As indicated	18/11/21

DESCRIPTION
LANDSCAPE PLAN

PROJECT No	DRAWING No	REVISION
20 421	SK-L01	D

DATE PRINTED: 18/11/2021 11:41:44 AM

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1



KEY

- JETTY VISITORS
- HOTEL GUESTS
- RESIDENTS
- BUSES
- GOODS & SERVICES
- MAJOR ROAD
- MINOR ROAD
- FIRE TRACK
- ✱ BIKE RACK

This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.

AUTHORISED FOR ISSUE

DIRECTOR

SIGN OFF DATE

F	18/11/21	LEVELS UPDATED	NK
E	11/11/21	ISSUED FOR PART 3A MOD	LO
D	07/10/21	ISSUED FOR CONSULTATION	LO
C	30/09/21	ISSUED TO CONSULTANT	LO
B	23/09/21	ISSUED FOR REVIEW	LO
A	05/12/10	REISSUED TO DOP	SE

ISSUE DATE SUBJECT VALID'N.

CLIENT
SALAMANDER SHORES HOTEL

ARCHITECT

djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

PROJECT
SALAMANDER SHORES

147 Soldiers Point Road
Soldiers Point

PHASE
PART 3A MODIFICATION

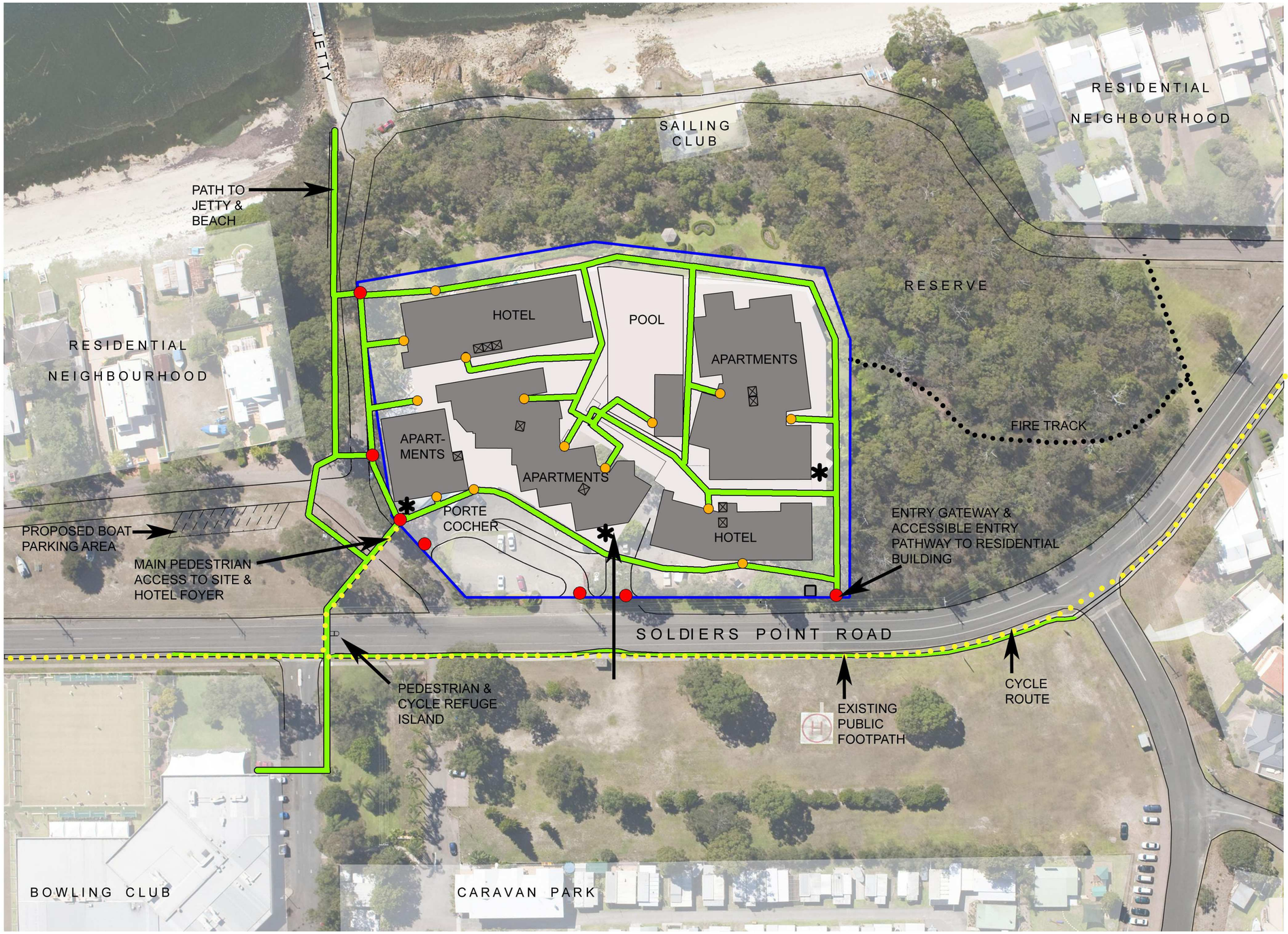
DRAWN	SCALE AT A1	PRINT DATE
LO	1 : 500	18/11/21

DESCRIPTION
MOVEMENT DIGRAM VEHICLES

PROJECT No	DRAWING No	REVISION
20 421	SK-MD01	F

DATE PRINTED: 18/11/2021 10:50:51 AM

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1



KEY

- PEDESTRIAN PATHWAY
- CYCLE ROUTE
- FIRE TRACK
- SITE ENTRY POINT
- BUILDING ENTRY POINT
- BIKE RACK

This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.

AUTHORISED FOR ISSUE

DIRECTOR

SIGN OFF DATE

F	18/11/21	LEVELS UPDATED	NK
E	11/11/21	ISSUED FOR PART 3A MOD	LO
D	07/10/21	ISSUED FOR CONSULTATION	LO
C	30/09/21	ISSUED TO CONSULTANT	LO
B	23/09/21	ISSUED FOR REVIEW	LO
A	05/12/10	REISSUED TO DOP	SE

ISSUE DATE SUBJECT VALID'N.

CLIENT
SALAMANDER SHORES HOTEL

ARCHITECT
djrd architects

T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192

63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

PROJECT
SALAMANDER SHORES

147 Soldiers Point Road
Soldiers Point

PHASE
PART 3A MODIFICATION

DRAWN	SCALE AT A1	PRINT DATE
LO	1 : 500	18/11/21

DESCRIPTION
MOVEMENT DIAGRAM
PEDESTRIAN AND CYCLE

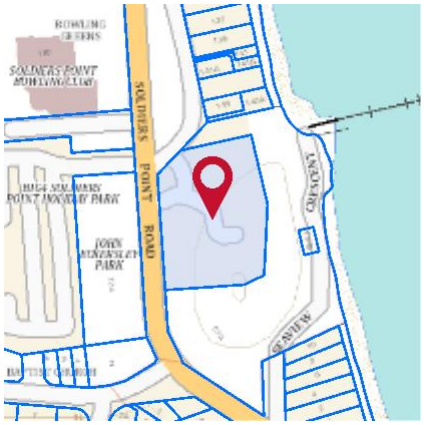
PROJECT No	DRAWING No	REVISION
20 421	SK-MD02	F

DATE PRINTED: 18/11/2021 10:51:03 AM

Appendix B
ePlanning Spatial Property Report

Property Report

147 SOLDIERS POINT ROAD SOLDIERS POINT 2317



Property Details

Address:	147 SOLDIERS POINT ROAD SOLDIERS POINT 2317
Lot/Section /Plan No:	31/-/DP529002
Council:	PORT STEPHENS COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Port Stephens Local Environmental Plan 2013 (pub. 23-12-2013)
Land Zoning	R3 - Medium Density Residential: (pub. 23-12-2013)
Height Of Building	8 m
Floor Space Ratio	NA
Minimum Lot Size	500 m²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Acid Sulfate Soils	Class 4
	Class 5

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

- State Environmental Planning Policy (Affordable Rental Housing) 2009: Land Application (pub. 31-7-2009)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Coastal Management) 2018: Land Application (pub. 17-12-2018)
- State Environmental Planning Policy (Coastal Management) 2018: Subject Land (pub. 23-3-2018)
- State Environmental Planning Policy (Concurrences and Consents) 2018: Land Application (pub. 21-12-2018)
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017: Land Application (pub. 1-9-2017)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004: Land Application (pub. 31-3-2004)
- State Environmental Planning Policy (Infrastructure) 2007: Land Application (pub. 21-12-2007)
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007: Land Application (pub. 16-2-2007)
- State Environmental Planning Policy (Primary Production and Rural Development) 2019: Land Application (pub. 28-2-2019)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Allowable Clearing Area (pub. 17-9-2021)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Subject Land (pub. 25-8-2017)
- State Environmental Planning Policy No 21—Caravan Parks: Land Application (pub. 24-4-1992)
- State Environmental Planning Policy No 33—Hazardous and Offensive Development: Land Application (pub. 13-3-1992)
- State Environmental Planning Policy No 36—Manufactured Home Estates: Land Application (pub. 16-7-1993)
- State Environmental Planning Policy No 50—Canal Estate Development: Land Application (pub. 10-11-1997)
- State Environmental Planning Policy No 55—Remediation of Land: Land Application (pub. 28-8-1998)
- State Environmental Planning Policy No 64—Advertising and Signage: Land Application (pub. 16-3-2001)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)
- State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes): Land Application (pub. 31-5-2002)

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Local Aboriginal Land Council	WORIMI
Regional Plan Boundary	Hunter