

21 January 2022

Department of Planning, Industry & Environment
GPO Box 39
Sydney NSW 2001

APPLICATION NO: MP 06_0183 MOD 2
PROPOSAL: Mixed Use Residential/Tourist Development
PROPERTY: 147 Soldiers Point Road, Soldiers Point

Thank you for your correspondence dated 16 November 2021 requesting Council's comments for the above development. Council has considered the likely impacts of the modification and makes the following comments.

Drainage:

The drainage plan has been appropriately updated to incorporate/address current principles of Australian Rainfall and Runoff ("AR&R 2019").

The flood planning levels should be informed onsite by a flood certificate which can be applied for via Council's website.

Traffic:

The traffic impact assessment lacks the numerical analysis regarding traffic volumes and adequacy of proposed access that you'd expect with the following comment provided: "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."

The numerical basis, or assumptions adopted, should be provided to support the above statement.

Parking:

It is important to treat the car parking numbers on a merits basis, through an explanation of the actual operations onsite but there should also be a clear consideration for where overflow parking would go to if/when full occupancy occurs in the future.

Noise:

The modification proposes an increase in permanent residential apartments, from 40 to 98. Approval is also sought to increase the number of hotel rooms from 84 to 90. Whilst the modification indicates a clear separation of residential and hotel accommodation, it is noted that operational and recreational spaces such as reception, back of house and bar form part of the residential apartment buildings. Prior attention has been given to noise impacts from a traffic management perspective. Greater consideration, assessment and planning for potential noise impacts associated with daily operations and the transient nature of short term accommodation is recommended beyond the concept planning stage.

External to the development site, the closest residential receivers are noted to be 145 and 145A Soldiers Point Road, Soldiers Point. As the modification proposes to increase permanent residency options, any ongoing noise impacts are unlikely to exceed the current operational levels of the existing development.

Acid Sulfate Soils:

Class 4 and 5 Acid Sulfate Soils (ASS) are applicable to the site. Section 10.9 of the *Milestone Environmental Assessment (November 2021)* refers to a prior Geotechnical Assessment, noting an updated report addressing the relevant criteria for ASS will be prepared to accompany the subsequent development application. This would be recommended given the proposed basement works to facilitate underground car parking.

Water Management:

Stormwater and ground water should be monitored whereby ASS and/or other pollutants are encountered during demolition and construction. An updated Geotechnical Assessment may provide recommendations and plans in monitoring and responding to any detrimental impact to water quality. Neutral or beneficial effect on water quality (NorBE) should be achieved during all stages of development, as supported by the *WorleyParsons Water Management, Flooding and Coastal Processes Report 2010 and Advisian Statement Addendum Report 2021*.

It is noted that stormwater will (continue to) be facilitated by the western site catchment (draining into Council's stormwater drainage line along Soldiers Point Road) and eastern site catchment (discharging directly into Salamander Bay via the existing 525 mm stormwater drainage line located in the direction of the Jetty on the foreshore – Figure 7 *WorleyParsons Report 2010*). Detailed soil and water management plans should be sought prior to the commencement of demolition and construction respectively.

The subject site is currently serviced by reticulated water and sewer connections. The proposal includes the introduction of rainwater tanks to reduce stormwater runoff and mains water consumption. It is noted that the rainwater tanks will service the flushing of toilets only, with the grounds continuing to be irrigated by bore water supply. Water for consumption or use in commercial settings such as on-site bars and restaurants is assumed to remain potable and supplied via mains connection.

Other:

Conditions listed under the 2011 Section 75O Concept Approval appear generally sufficient with regard to environmental health matters. Council have not made comments concerning food businesses or public swimming and spa pools as it doesn't seem like they are required at this point however happy to provide if needed.

Thank you for the opportunity to comment on the proposed development. If you wish to discuss the matters raised above or have any questions, please contact me on the number below and I will be happy to help.

Yours Sincerely,

Emily Allen
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