

OUTLINE AND PRELIMINARY ENVIRONMENTAL ASSESSMENT

Salamander Shores Redevelopment

147 Soldiers Point Road, Soldiers Point

MAY 2008

Prepared for:
Department of Planning

On behalf of:
Salamander Shores Propriety Limited

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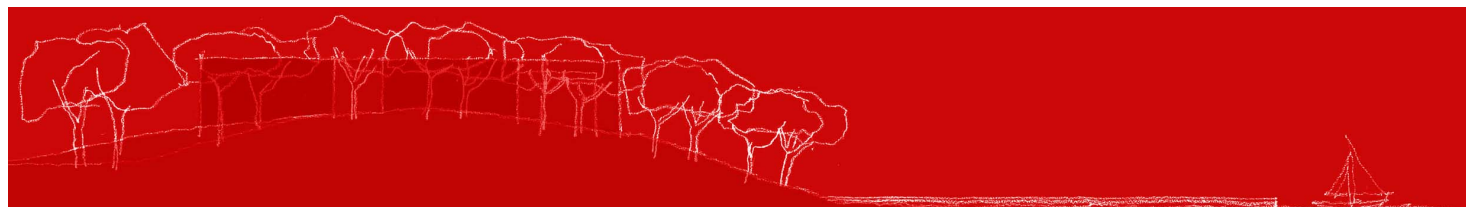


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1 EXECUTIVE SUMMARY

Major Project and Concept Plan	The Minister for Planning's delegate formed the opinion on 14 September that the redevelopment of the Salamander Shores Hotel as a tourist facility was a Major Project under Part 3A. The Minister for Planning also authorised the preparation of a Concept Plan (see Appendix A). The capital investment value is \$102 million and the hotel will employ 150 people once operational.
Location and Area	147 Soldiers Point Road, Soldiers Point. The real property description is Lot 31 in DP 529002. The site area is 12,304sqm.
Site Features	The Salamander Shores Hotel is an outdated hotel built in 1969 which contains 91 rooms, conference facilities, pub and associated amenities. It ranges in height from 2-5 storeys with elements of unfinished building work on the upper levels.
The Proposal	Demolition and redevelopment of the existing Salamander Shores Hotel as a contemporary tourist facility with 180 hotel rooms (All Seasons and Grand Mecure), 84 residential apartments providing permanent and tourist accommodation, conference facilities for 200 delegates, 290 car and bus parking spaces and associated leisure facilities (bar, pool, gyms).
Zoning & Commentary	The site is zoned Business General A under Port Stephens LEP 2000. The redevelopment of the hotel is consistent with the objectives for the zone with dwellings and tourist facilities permitted.
Planning Controls & Policies	The Lower Hunter Regional Strategy, Hunter REP, range of SEPPs and Port Stephens DCP 2007 are the key controls for the site.
Key Issues	<p>The key issues as determined on review of the relevant documentation and the preliminary meeting with Port Stephens Council include:</p> <ul style="list-style-type: none"> - Visual Impact. The appearance of buildings from the waterfront and public areas including Wanda Wanda headland, Shoal Bay and the jetty. Overall height, bulk and scale. - Treatment of Buildings. Particularly at the upper levels with measures to ameliorate visual impact such as use of colours, materials selection and the articulation of buildings. - Traffic and Access. Minimising the number of access points along Soldiers Point Road. - Stormwater Management. Water quality and quantity, particularly waters entering Port Stephens. - Residential. The need for integration of the residential component within the overall development scheme. - Bushfire. The land is bushfire prone. - Construction Management and Staging. This will be an important community consideration.

2 INTRODUCTION AND BACKGROUND

2.1 - INTRODUCTION

This preliminary environmental assessment is submitted to the Department of Planning (DoP) under Part 3A of the Environmental Planning and Assessment Act 1979 (Act). The Director General, as the Minister for Planning's delegate, formed the opinion on 14 September 2006 that the proposed redevelopment of the Salamander Shores Hotel as a tourist facility is a Major Project and that Part 3A of the Act applies (see letter at Appendix A). The Minister also authorised the preparation of a Concept Plan. Consequently, the Minister for Planning is the consent authority for the Concept Plan application.

The assessment has been prepared by SAKE Development Pty Ltd in collaboration with Daryl Jackson Robin Dyke Architects (DJRD). The report has been prepared on behalf of the landowners Salamander Shores Hotel Pty Ltd. The project team has consulted with Port Stephens Council and the DoP in the preparation of this submission. This report has been prepared following receipt of the letter and schedule of information from the DoP on 18 September to obtain the Director General's requirements.

2.2 – CURRENT PROPOSAL FOR CONCEPT PLAN

The current proposal involves the demolition and redevelopment of the existing Salamander Shores Hotel as a contemporary tourist facility with a range of accommodation and amenities to service the Port Stephens tourist and conference market. Whilst the local Port Stephens economy and employment base remains healthy, there has been some softening in the tourism market, however Council view the "Tourism and Services Economy" as a cornerstone to growth in the area. The potential expansion of Newcastle Airport provides scope for increased visitation in both the domestic and international tourist and conference markets.

The new hotel will be branded under the Accor banner, a worldwide leader in travel, tourism and leisure, as All Seasons and Grand Mercure hotels. Accor have recently obtained the management rights for a two year period with further options and have worked with the team in developing the project brief for the redevelopment (see table overleaf). The proponent is seeking a Concept Plan approval for building envelopes (height and FSR), building footprints (general layout), vehicular access and car parking, and overall use.

The preliminary concept plan is found at Appendix B including building envelopes and sections, land uses, photomontages and key development statistics. Proposed building heights range from four storeys along Soldiers Point Road for the All Seasons hotel (maximum RL of 20.5 to the roof garden) and five to six storeys for the residential buildings and Grand Mecure hotel. The maximum RL is 35.5 to the roof of the residential buildings near Soldiers Point Road. Parking for 288 vehicles and 2 buses is proposed. A description of the development is as follows.

DESCRIPTION	FSR
– 60 budget rooms along Soldiers Point Road with retail below branded as 3.5 Star All Seasons hotel to cater for adventure tourism (eg game fishing)	2,050m ²
– 120 mid to high range rooms closer to the foreshore and reserve area branded as a 4 Star Grand Mercure hotel to cater for leisure tourists.	7,800m ²
– Conference facilities for 200 delegates	300m ²
– Wellness centre, café, pub and recreational amenities including pool & gym.	950m ²
– 84 residential apartments providing permanent and tourist accommodation	12,315m ²
– Retail areas such as cafes, restaurants and shops	1,050m ²
TOTAL FLOOR SPACE	24,465m²
	1.98:1 FSR

The residential component will form part of the pool of tourist accommodation accessible at peak times as serviced apartments. This will be managed as part of the strata arrangement with owners able to lease their apartments to the hotel operator. An appropriate form of subdivision (community title) will facilitate the leasing of the apartments to the operator.

2.3 – CONSULTATION

An introductory meeting was held with Port Stephens Council on 4 March 2008 to present the preliminary development concept and canvass key issues, which were noted as:

- **Visual Impact.** The appearance of buildings 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.
- **Treatment of Buildings.** Particularly at the upper levels with measures to ameliorate visual impact such as use of colours, materials selection, the articulation of buildings and green spaces in the roof.
- **Traffic and Access.** Minimising the number of access points along Soldiers Point Road.
- **Stormwater Management.** Water quality and quantity, particularly waters entering Port Stephens.
- **Bushfire.** The hotel is located in an area of bushfire prone land.
- **Construction Management and Staging.**
- **Residential.** The need for integration of the residential component within the overall development scheme to create a mixed use development. Integration could be achieved through title (vertical subdivision) or communal facilities.

3 SITE DESCRIPTION

3.1 - SITE LOCATION AND CONTEXT

The Salamander Shores Hotel is located at 147 Soldiers Point Road in Soldiers Point, 7 km north west of Salamander Bay, Port Stephens. The real property description is Lot 31 in DP 529002. The site covers an area of 12,304sqm and has a frontage of 106.68 metres to Soldiers Point Road and 131 metres to the open space area to the east. The depth of the site is some 90 metres.

Soldiers Point is located in Port Stephens and is a relatively long and isolated peninsular. There are views from Soldiers Point to Hawks Nest/Jimmys Beach, Tea Gardens and the waters of Port Stephens. The headlands of Yacaaba and Tomaree are very prominent and provide a stunning outlook from parts of the hotel. Port Stephens is 220 kilometres from Sydney Central Business District or a 2.5 hour drive.

3.2 – EXISTING DEVELOPMENT

The site is currently used for tourist purposes with the Salamander Shores Hotel offering a range of accommodation (from backpackers to executive suites), conference facilities and associated recreational and leisure facilities. The hotel occupancy is 52% and the key market segments are split between inbound tours (Korean), leisure and conference accommodation.

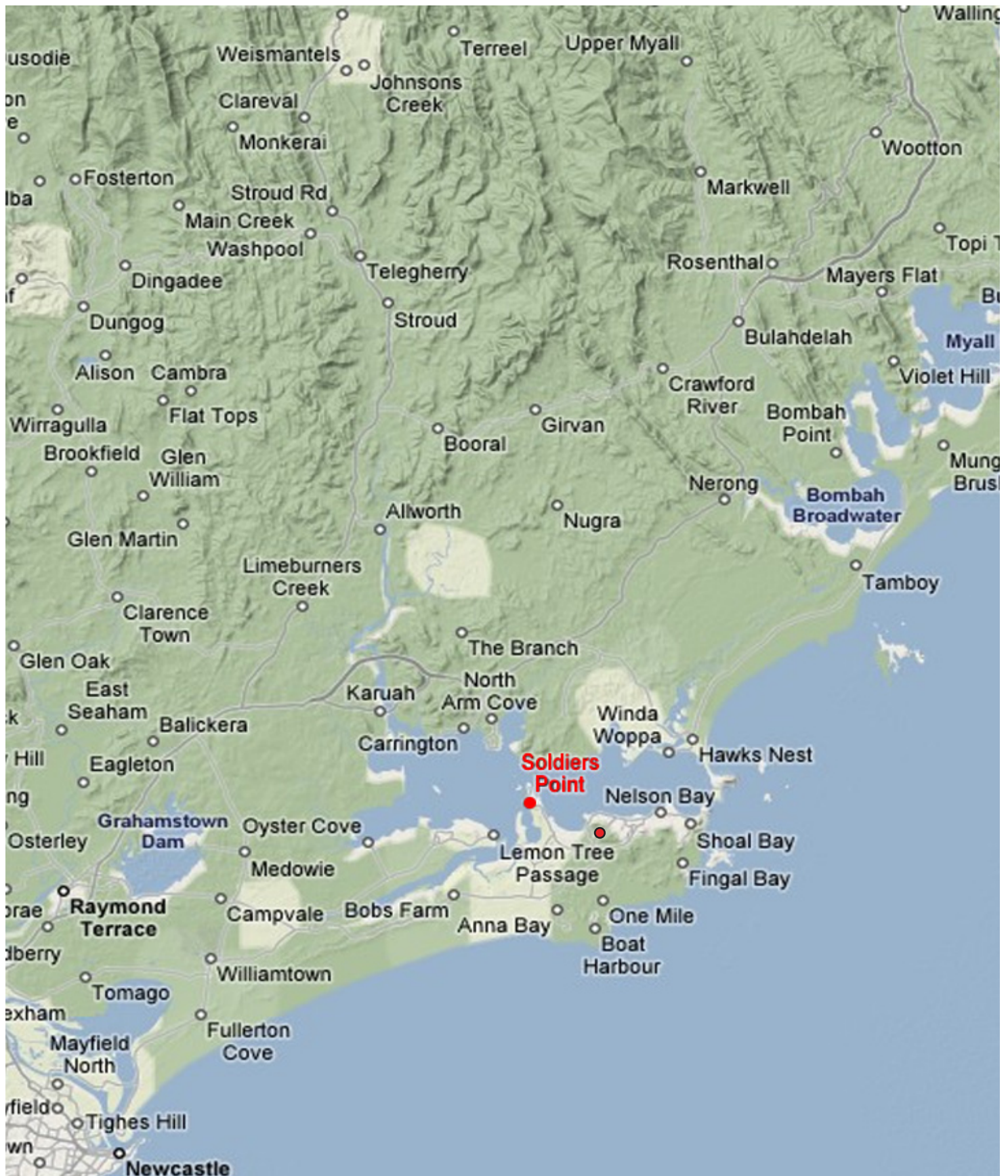
The main improvement is the 3.5 star rated hotel (ranging from two to five storeys to a height of RL30) with 91 rooms. The site also includes associated facilities and amenities such as car parking, swimming pool, bars, restaurants, bottle shop, landscape gardens and the like. There are three conference areas (Marlin, Bayview and Spinnaker rooms).

3.3 – SURROUNDING DEVELOPMENT

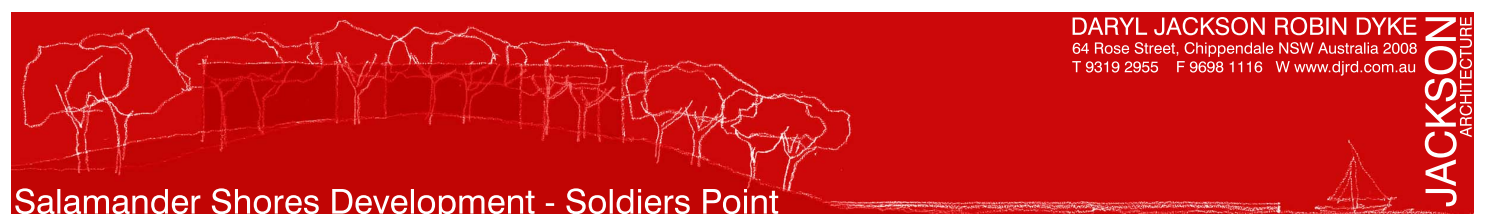
Land surrounding the Shores Hotel is all zoned for public open space purposes and therefore the uses reflect this zoning. Along the eastern, northern and southern boundaries are native bushland areas with some amenities (seating). Access is provided to the Port Stephens Sailing and Aquatic Club, the public wharf and boat ramp along the right of way to the north of the hotel. On the opposite side of Soldiers Point Road is a relatively vacant park with no facilities and limited vegetation with the Soldiers Point Holiday Park further beyond and the Soldiers Point Bowling Club located north of the park. Refer to Figures 1 and 2 for location and aerial plans. A site analysis plan is presented in Figure 3.



The Salamander Shores Hotel. Top looking east over the hotel and above looking south west from the right of way that links to the public jetty and boat ramp along the waterfront.



01 Location Map





0m 30 60 90 120 150m
Approximate scale 1:3000 @ A4



02 Aerial Photo

4 ENVIRONMENTAL AND PLANNING LEGISLATION

There are a range of State, regional and local plans and policies that affect the site and will be addressed in the Concept Plan Application. This section summarises the key policies.

4.1 - PLANNING LEGISLATION AND POLICIES

Relevant legislation that will need to be addressed as part of the Application include:

- Environmental Planning and Assessment Act 1979
- Rural Fire Services Act 1997
- Threatened Species Conservation Act 1995

4.2 - STATE AND REGIONAL PLANNING

Key State and Regional planning policies that affect the site and will be addressed in the Application include:

- SEPP (Major Projects) 2005
- SEPP (Urban Infrastructure) 2007
- SEPP 44 - Koala Habitat Protection
- SEPP 55 Remediation of Land
- SEPP 65 – Design Quality of Residential Flat Development
- SEPP No 71 Coastal Protection.
- Lower Hunter Regional Strategy
- Hunter REP 1989
- The NSW Coastal Policy and relevant guidelines (as appropriate).

LOWER HUNTER REGIONAL STRATEGY

The Minister for Planning released the *Lower Hunter Regional Strategy* in October 2006 with a focus on sustainable growth and economic development while protecting natural assets and resources. The Hunter Region has enjoyed strong job growth and employment self sufficiency with new jobs being created in the tourism sector. Soldiers Point is part of the Nelson Bay tourism precinct – a specialised centre of regional significant economic activity and employment. 1,500 new jobs are projected and required in the Nelson Bay precinct. The hotel, once fully operational, will employ 150 people.

Other elements in the Strategy relevant to the redevelopment including natural hazards including climate change – sea level rise, coastal recession and flooding. These matters will be reviewed as part of the redevelopment.

4.3 - LOCAL PLANNING - STATUTORY

The site is zoned 3(a) Business General A under Port Stephens LEP 2000 (see Figure 3). This zone covers both the major commercial centres of Port Stephens and the smaller neighbourhood shopping centres. It is characterised by a mix of commercial uses and some associated tourist accommodation and residential uses.

The objectives of the Business General "A" Zone are:

- (a) *to provide for a range of commercial and retail activities, and uses associated with, ancillary to, or supportive of, retail and service facilities, including tourist development and industries compatible with a commercial area, and*
- (b) *to ensure that neighbourhood shopping and community facilities retain a scale and character consistent with the amenity of the locality, and*
- (c) *to maintain and enhance the character and amenity of major commercial centres, to promote good urban design and retain heritage values where appropriate, and*
- (d) *to provide commercial areas that are safe and accessible for pedestrians, and which encourage public transport patronage and bicycle use and minimise the reliance on private motor vehicles, and*
- (e) *to provide for waterfront-associated commercial development whilst protecting and enhancing the visual and service amenity of the foreshores.*

Dwellings are permitted where the ground floor of the building is used for another use permissible within the zone (such as tourist facilities, commercial premises or shops). The redevelopment of the hotel is therefore consistent with the zone objectives and the residential component will need to be integrated with the overall development scheme.

Relevant Clauses in the Port Stephens LEP 2000 include:

- Clause 44 . Appearance of Land and Buildings
- Clause 51A. Where sites are affected by acid sulphate soils.
- Clause 60. Development in the vicinity of heritage items. A local heritage item is located at 147A Soldiers Point Road, the Grave of Cecilia Cromarty, adjacent to Seaview Crescent.

PORT STEPHENS DEVELOPMENT CONTROL PLAN 2007

The site is subject to the provisions of Port Stephens Development Control Plan 2007 (DCP 2007). Numerical standards such as building height and FSR are contained in the DCP with controls found in Part B3 Parking, Traffic and Transport, B4 Commercial and Mixed Use Development and B8 Residential Flat Buildings including:

- Schedule of car parking requirements for hotels, tourist facilities and residential areas.
- Building envelope controls including an FSR of 1.8:1 for land zoned 3(a) Commercial with a minimum of 0.3:1 commercial floor space located on the ground floor.
- Building heights for 3(a) commercial areas are either 8 or 15 metres. The hotel has a 8m height limit which is incongruous with the height of existing buildings on site.
- Energy efficiency and sustainability such as passive solar design, water conservation devices and the like.
- A minimum of 10% of the ground level of the site is to be landscaped in the 3(a) Commercial zone.

It would appear that many of the controls for commercial and mixed use relate to development located in town or neighbourhood centres that are focal points for the community. The Shores Hotel is located in an isolated area and is a self contained hotel with associated facilities. It is not a neighbourhood destination and therefore some of the principles and planning controls may not be particularly relevant. It is therefore important that a detailed site analysis is prepared to generate development controls unique to the site and locality.

4.4 - LOCAL PLANNING - STRATEGIC

There are no strategic plans relevant to the Soldiers Point Peninsula which was confirmed by Council. However, Council's Economic Development Plan notes that tourism is a significant element of the employment base in the Bay area. The expansion of Newcastle airport at Williamstown has the potential to not only create jobs but also enhance the attractiveness of Port Stephens as an accessible tourist destination.

4.5 - SUMMARY AND CONCLUSION

The proposed redevelopment of the Salamander Shores Hotel is consistent with the land use zoning and the strategic and statutory planning framework for future development in Port Stephens apart from the building height control that appears to be an anomaly. It will be important to complete a thorough site analysis in the Concept Plan application to determine key opportunities and constraints particularly with respect to building height and visual impact.



03 Zoning Map

5 SITE ANALYSIS AND DESIGN PRINCIPLES

5.1 - SITE OPPORTUNITIES AND CONSTRAINTS

The key opportunities and constraints presented by the site are as follows. Refer to Figure 4 for the Site Analysis plan.

OPPORTUNITIES

- Opportunity to provide a contemporary hotel facility with community benefits including improved access to the foreshore and connectivity with adjoining lands notably public reserves, open space areas, the public jetty and sailing club.
- Improved architecture and building design with 5 star rated sustainable development features including water management, energy conservation and building materials.
- Urban design improvements including a street address and presence along Soldiers Point Road which currently does not exist.
- Potential improvements to stormwater management particularly water quality and quantity control measures for waters entering Port Stephens.
- Providing a mixed use development with residential and tourist facilities and providing benefits to the broader community such as retail and leisure facilities.
- Short and long term economic development improvements including increased permanent workforce participation rates with the additional hotel units and conference facilities and the associated multiplier effects.

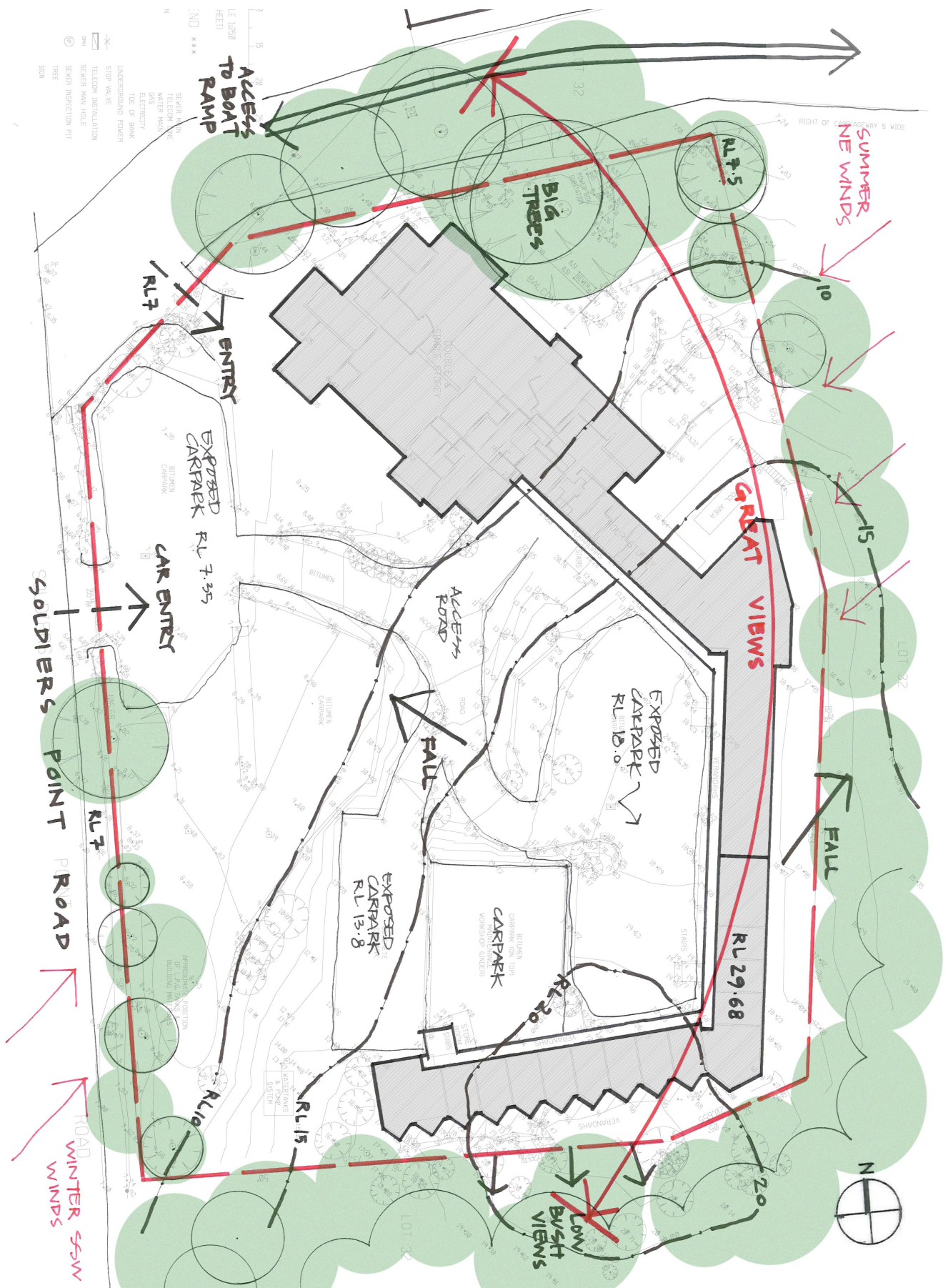
CONSTRAINTS

- Sensitive built form to address the visual impact of future development particularly as viewed from the waterfront, public vantage points and local streets.
- Titling and management to integrate permanent residential with a tourist facility ensuring a true mixed use development.
- Bushfire management and the necessary asset protection zones and buffers.
- Potential acid sulphate soils and associated excavation works.

5.2 - PLANNING AND DESIGN PRINCIPLES

Planning and design principles for the redevelopment of the hotel include:

- Rejuvenate the Salamander Shores Hotel to create a vibrant and attractive destination for international and domestic tourists and local residents.
- Provide an overall character that respects the coastal and urban context. Provide building envelopes that respond to the coastal location and the site's topography, including a colour palette related to natural references from the area, sustainable building features and a green roofscape adjacent to the streets.
- Ensure building massing and articulation is appropriate to the sensitive coastal location and considers view impacts.
- Provide a variety of hotel rooms to cater for the tourist and conference market with budget, mid and high range accommodation developed under the Accor brand.
- Promote a new active edge and treatment along Soldiers Point Road and the northern access road to engage with the public open space and associated amenities including the jetty and boat ramp.
- Provide opportunities to enhance pedestrian connections to the waterfront and public open space.
- Provide a sensitive treatment for future vehicular access along Soldiers Point Road to create a street presence and hotel address.
- Management arrangements to ensure the residential component is integrated into the overall development scheme. Residents will be able to utilise the hotel leisure facilities including the pool and gym which will be addressed in the future management statement.



04 Site Analysis

6 PRELIMINARY ENVIRONMENTAL ASSESSMENT

Following an inspection of the site, meetings with the Department of Planning and Port Stephens Council plus a desktop analysis, a number of issues have been identified. The following section provides the preliminary environmental assessment of the proposed redevelopment of the Salamander Shores Hotel.

6.1 - COMPLIANCE WITH STATUTORY PLANS

The proposed development generally complies with the relevant statutory and strategic planning controls applicable to the land. The existing hotel has a current height of two to five storeys (up to RL 30). Historically the site had a 15m height limit which would accommodate the existing five storey hotel, but was reduced to 8m in the Port Stephens DCP. Justification will therefore need to be provided to maintain the existing building height of 15 metres and a thorough contextual analysis will need to be completed. The other compliance element is the integration of the residential component in the overall development scheme.

6.2 - MASTER PLANNING, URBAN DESIGN AND BUILT FORM

Best practice urban design and master planning will be adopted with a focus on sustainable development, particularly in the context of the coastal location and view impacts of the development from the water and key public vantage points. The design of the building will need to be of high standard with materials, colours and design features commensurate with the coastal location. The Concept Plan application will need to demonstrate how the redevelopment provides a good outcome for the site and address the issue of building height.

6.3 – VISUAL IMPACT

When viewed from the waters of Port Stephens and surrounding land, the proposed development is essentially screened on two accounts. Much of the development is hidden due to the gradient of the land from Soldiers Point Road to the reserve and the remaining buildings are concealed by the existing vegetation along the eastern and southern boundaries. Further, the mature trees and vegetation to the north and north east and Council reserve create screening.

Large vegetation will be retained and added to the south-western portion of the property to soften the project as approached from Soldiers Point Road. The retail, hotels and apartments will step back from Soldiers Point Road. Planting will be introduced to the roof level of the All Seasons Hotel which will connect with the pool and recreation level of the Grand Mercure Hotel and create a mid-plane softening to the project.

In general, with a series of architectural forms for the various building functions, there is an accumulation of various shapes, angles and curves. With the addition of view corridors and 'open' elements between the buildings there is an achievement of non-massing. This will be further enhanced by the varying use of building materials, to reduce the scale of structure and blend with the vegetation along the foreshore.

6.4 – WATER MANAGEMENT

Stormwater management has been identified as one of the key issues for future development, however the site is not flood prone. Water quality exiting the site will be an important consideration due to the proximity of the site to the waters of Port Stephens. Measures will need to be examined as part of the application to ensure water quality and quantity is maintained.

6.5 – TRAFFIC, PARKING AND ACCESS

A traffic consultant will need to undertake an assessment of the traffic and parking impacts of the development including minimizing the number of access points for the hotel and continuing to provide vehicular access to the foreshore. Advice on the appropriate number of car parking spaces, bus parking and circulation areas will be important. The traffic report will also need to address future construction traffic management.

6.6 – SUSTAINABILITY

The new building must demonstrate commitment to ESD principles in terms of design, material selection, orientation and resource conservation. An assessment of the buildings performance in terms of energy use, waste and water conservation will need to be considered. The residential component will need to address BASIX and meet the relevant water and energy savings targets. The application will also need to address climate change and coastal hazards such as local flooding and rising sea levels.

6.7 - BUSHFIRE

The subject site is located in a bushfire prone area and the application will need to address Planning for Bushfire Protection 2006. Asset protection zones, bushfire fighting equipment such as hydrants and access roads will need to be examined.

6.8 – HERITAGE

The hotel is located in vicinity of a local heritage item, the Grave of Cecilia Cromarty, adjacent to Seaview Crescent at 147A Soldiers Point Road. In terms of aboriginal heritage, it is not known whether the site contains any aboriginal cultural heritage and an assessment will need to be undertaken and views of the local aboriginal land council, the Worimi people, obtained.

6.9 – ACID SULPHATE SOILS

It is not known if the site contains acid sulphate soils. This will need to be examined as part of the environmental assessment and whether or not consent is required for works. Management plans will need to be developed for works in close proximity to the waterways.

6.10 – CONSTRUCTION MANAGEMENT AND STAGING

An assessment of any potential construction impacts will need to be undertaken with any future development. Issues to address will include construction traffic management, noise and vibration, stormwater management and sediment control due to the proximity of Port Stephens and the staging of development.

7 SUMMARY AND CONCLUSION

The construction of a new hotel with budget and mid to high range accommodation branded under the Accor banner will be a significant improvement to the currently run down and visually obtrusive hotel that operates from the site. In general, it is anticipated that the project will not have a significant impact on the environment but will improve the currently unsightly hotel that does not meet contemporary tourism standards. It is envisaged that any future impacts can be addressed through conditions of consent and statement of commitments prepared by the applicant.

The new hotel will strengthen the Port Stephens tourist and conference market and provide a new landmark destination. With improvements to the Williamstown airport, the hotel will be readily accessible to both domestic and international tourist markets. The current hotel, due to the number of rooms, the layout of conference areas and the overall standard, is not an attractive destination and struggles to attract new visitors. Conference facilities for 200 delegates will make the hotel a viable conference destination with accommodation provided in the 180 room hotel plus scope for serviced apartments from the residential pool at peak times.

APPENDIX A
Letter from the Department of Planning



NSW GOVERNMENT

Department of Planning

Sarah Kelly
Director
SAKE Development
Suite 11
340 Darling Street
BALMAIN NSW 2041

Contact: David Mutton
Phone: (02) 9228 6371
Fax: (02) 9228 6366
Email: david.mutton@planning.nsw.gov.au

Our ref: 06_0183
File: S06/00095

Dear Ms Kelly,

RE: MP No. 06_0183 – SALAMANDER SHORES HOTEL, 147 SOLDIERS POINT ROAD, SOLDIERS POINT - ADVICE TO LODGE MAJOR PROJECT APPLICATION

I refer to your letter dated 3 July 2006 in which you requested confirmation that your proposal is a Major Project under Part 3A of the *Environmental Planning and Assessment Act* (the Act).

I am writing to advise that the Director-General, as a delegate of the Minister, formed the opinion on 14 September 2006 that your proposal is a Project and that Part 3A of the Act applies. Consequently, you may now apply for the approval of the Minister to carry out this Project.

In seeking the Minister's approval, Section 75E of the Act requires the lodgement of an application for the Project with the Director-General. The application must include a completed Application Form, a Preliminary Assessment and an initial application fee of \$1,000.00. I have enclosed the appropriate form and a Schedule that identifies the information which must be addressed in the Preliminary Assessment.

You have indicated that you would submit a Concept Plan for this Project. The Minister will consider your request and you will be advised in due course. Please ensure that your application clearly states your intention to submit a Concept Plan and the Preliminary Assessment addresses the scope and level of assessment required and all the information concerning Concept Plans in the attached Schedule.

On receipt of the application and Preliminary Assessment, the Department will consult with relevant public agencies. On completion of the consultation, you will be notified of the Director-General's Environmental Assessment Requirements (DGRs). You will be advised should it be necessary to hold a Planning Focus Meeting prior to finalisation of the DGRs.

On the basis of the information available, the Department considers that opportunities for development of this site will need to be carefully formulated particularly to have regard for the objectives for development in the Coastal zone. You should consider these matters carefully.

I suggest it would be appropriate to meet to discuss these matters before proceeding further. Please contact David Mutton, Team Leader, Coastal Assessments on 02 9228 6371 or via e-mail david.mutton@planning.nsw.gov.au.

Yours sincerely

Heather Warton
Director
Urban Assessments

Schedule – Information required at lodgement

Application form	You must complete in full the Application for a Major Project Form enclosed.
Preliminary Assessment – Purpose	<p>The purpose of the Preliminary Assessment is to assist the preparation of the Director General's Environmental Assessment Requirements.</p> <p>The purpose of the Preliminary Assessment is to culminate in a summary of the "Key Issues". Key Issues are those matters that if not addressed satisfactorily may lead to refusal of the project.</p>
Preliminary Assessment – Identifying Key Issues	<p>"Key Issues" will emerge from:</p> <ul style="list-style-type: none"> (a) the proponent's consultation with all relevant agencies and groups, and (b) from the proponent's assessment of the proposed project against applicable environmental planning instruments, policies, guidelines and other relevant planning documents. <p>"Key issues" could include, but may not be limited to:</p> <ul style="list-style-type: none"> (a) non-compliances with known relevant planning controls; (b) known community concerns about the development proposed; (c) potential environmental impacts associated with construction, operation, or occupation of a project; (d) likely environmental risks; (e) constraints arising from the peculiarities of a project site. <p>"Key Issues" should not include those aspects of a proposed project that comply with known planning controls; where there are no community concerns or where there are no other contentious matters.</p>
Preliminary Assessment – Information to be addressed	<p>The Preliminary Assessment should include:</p> <ul style="list-style-type: none"> (a) a written and graphical description of the project and any ancillary components, including relevant preliminary plans; (b) the location(s) and a map identifying the site(s)/alignment/corridor; (c) the planning provisions applying to the site and whether the project is permitted under the prevailing EPIs, DCPs, policies, etc, and if the project is inconsistent with such instruments/plans/policies; (d) the views of the other agencies, local council and/or the community if known; (e) an identification of any study or investigations undertaken for the preparation of the Metro Strategy or other regional or local strategies that may affect the Project.
Application Fee	Initial application fee is \$1,000.00. You will be advised of the remaining fee plus advertising fee in due course.
Copies of Documentation	10 copies of all documentation lodged (including plans)
Electronic Version of Documents	<p>1 CD in Rich Text Format of all documentation lodged, or 1 CD in PDF format of all documentation lodged, and All plans should be in PDF or TIFF format.</p> <p>Note: In the event that the documentation exceeds 5 Megabytes, you should contact the liaison officer prior to lodgement. Please be aware that you may be required to prepare a website for your Project.</p>
Acceptance of Application	The Director-General will not accept your application until such time as you complete all the information required by this schedule, the accompanying fee, and a completed application form



NEW SOUTH WALES

The Hon Frank Sartor MP

Minister for Planning

Minister for Redfern Waterloo

Minister for Science and Medical Research

Minister Assisting the Minister for Health (Cancer)

Ms Sarah Kelly
Sake Development
Suite 11, 340 Darling Street
BALMAIN NSW 2041

Dear Ms Kelly,

**Subject: 147 Soldiers Point Road, Soldiers Point (Salamander Shores Hotel)
Concept Plan Acceptance (MP06_0183)**

I refer to your letter dated 3 July 2006 regarding a request for authorisation of a Concept Plan for the above project.

I am writing to advise you that pursuant to Section 75M of the *Environmental Planning and Assessment Act 1979* (the Act), I have authorised your submission of a Concept Plan for the proposed tourist facility at Soldiers Point. The Director General's Environmental Assessment Requirements are currently being prepared for this project. You will be advised when they are available.

Should you have any further enquiries about this matter, I have arranged for Ms Heather Warton, Director, Urban Assessments to assist you. She can be contacted on 9228 6353

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Frank Sartor', with a long horizontal stroke extending to the right.

Frank Sartor

APPENDIX B
Preliminary Concept Plans



01 Basement / Ground Floor Plan RL 7.50



Salamander Shores Development - Soldiers Point



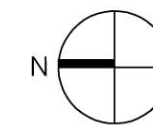
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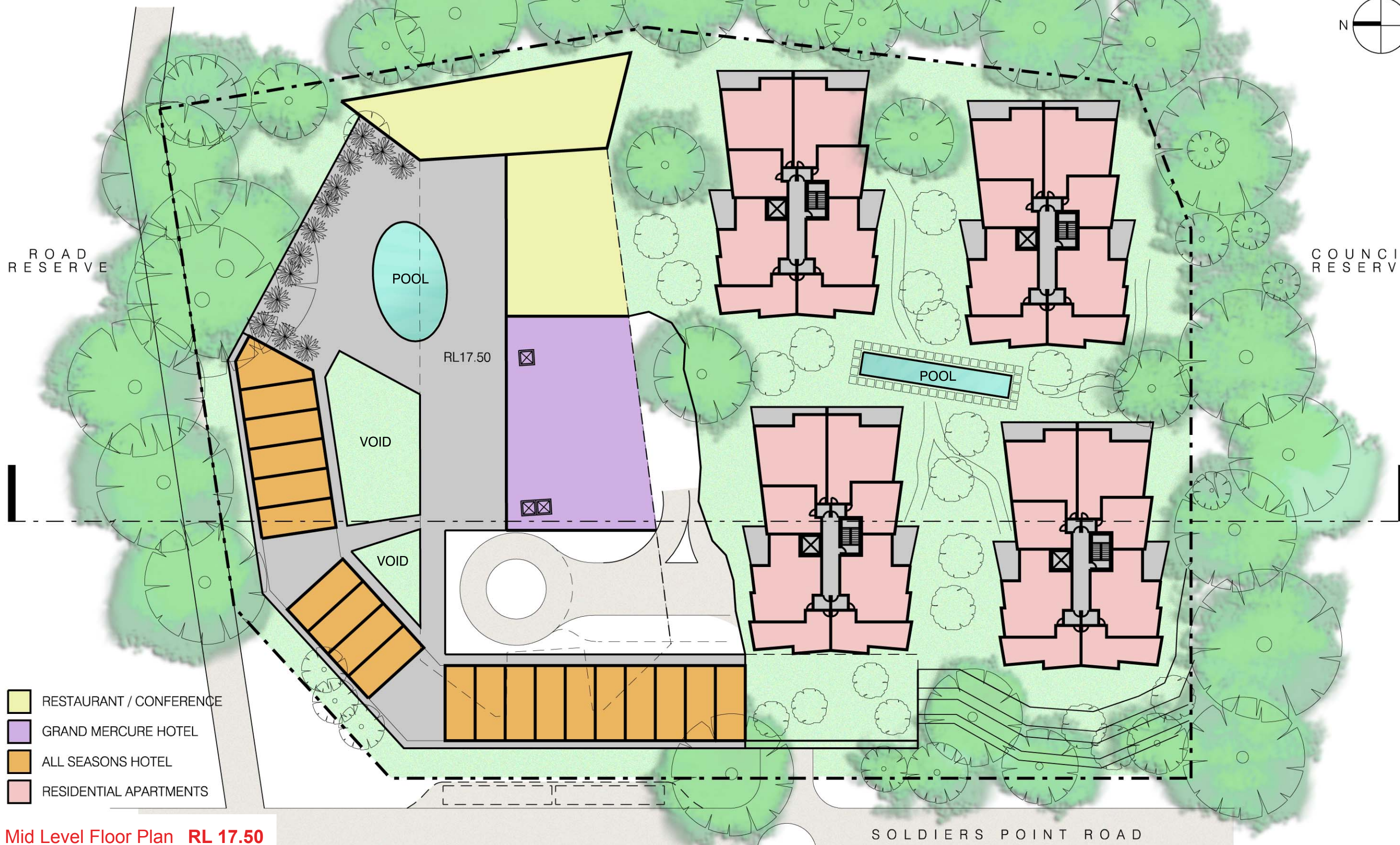
COUNCIL
RESERVE

0 5 10 15 20 25m
1:500



ROAD
RESERVE

COUNCIL
RESERVE



- RESTAURANT / CONFERENCE
- GRAND MERCURE HOTEL
- ALL SEASONS HOTEL
- RESIDENTIAL APARTMENTS

02 Mid Level Floor Plan RL 17.50



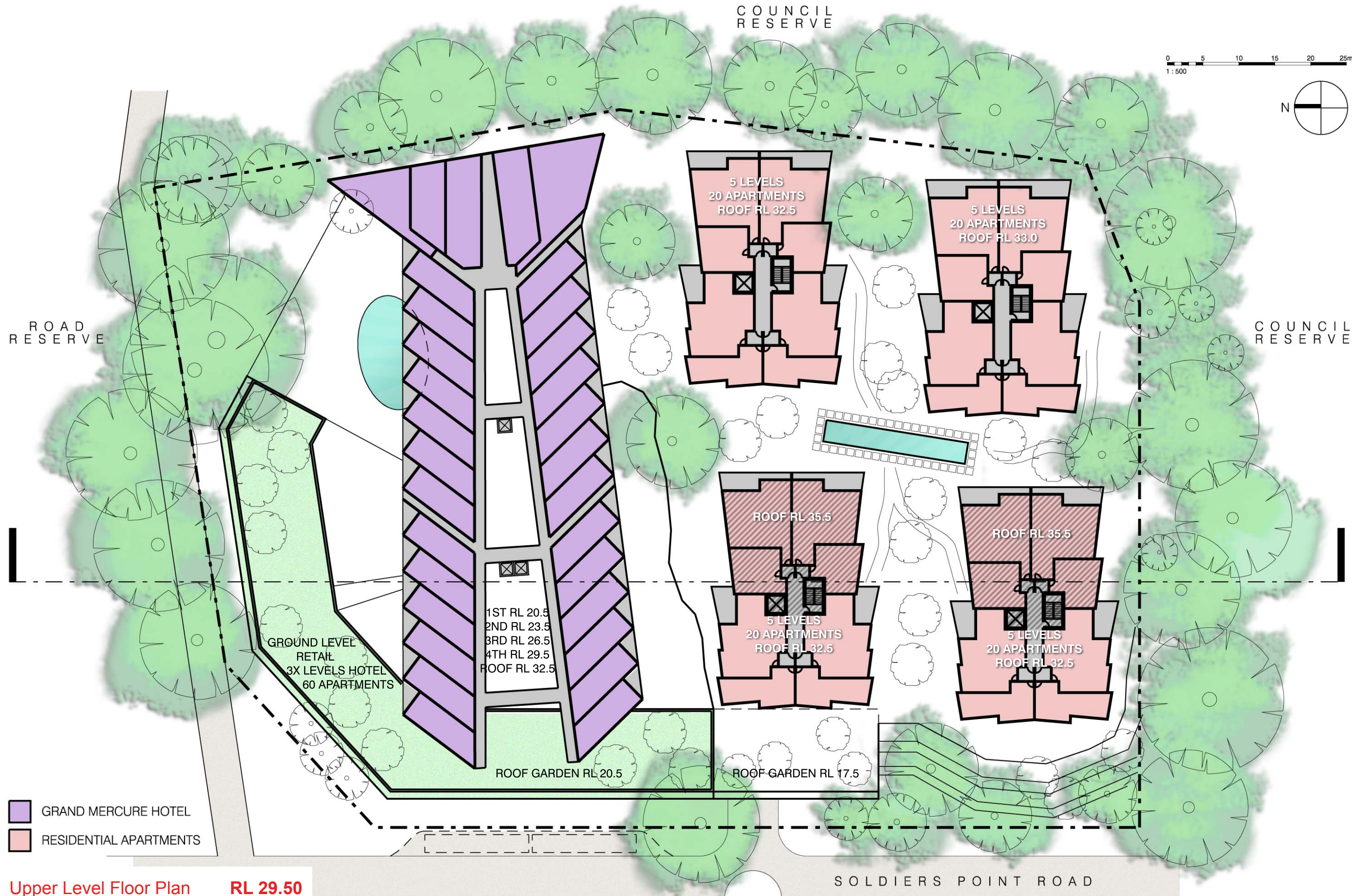
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03 Upper Level Floor Plan RL 29.50



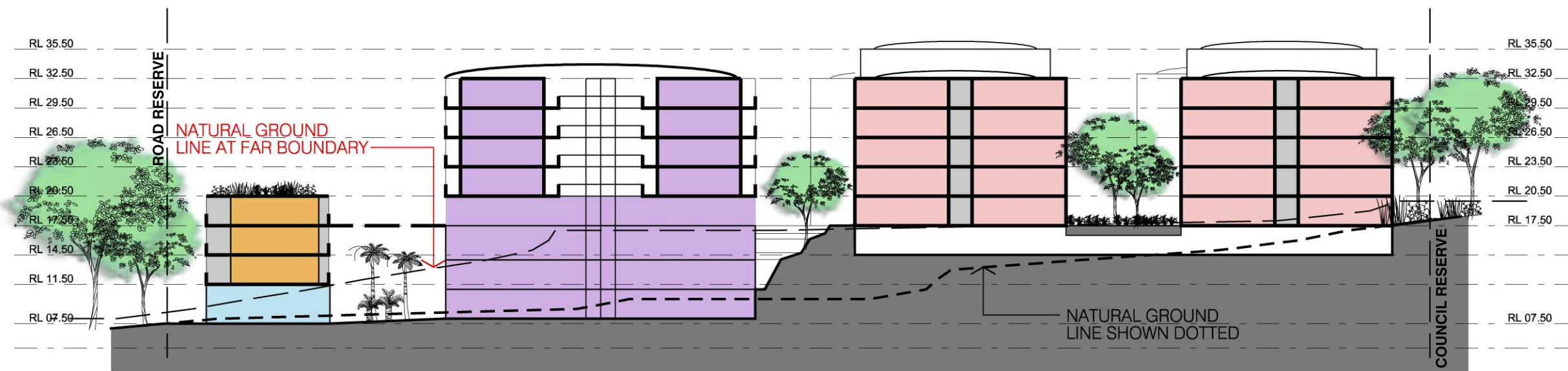
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- RETAIL
- GRAND MERCURE HOTEL
- ALL SEASONS HOTEL
- RESIDENTIAL APARTMENTS

04 Section



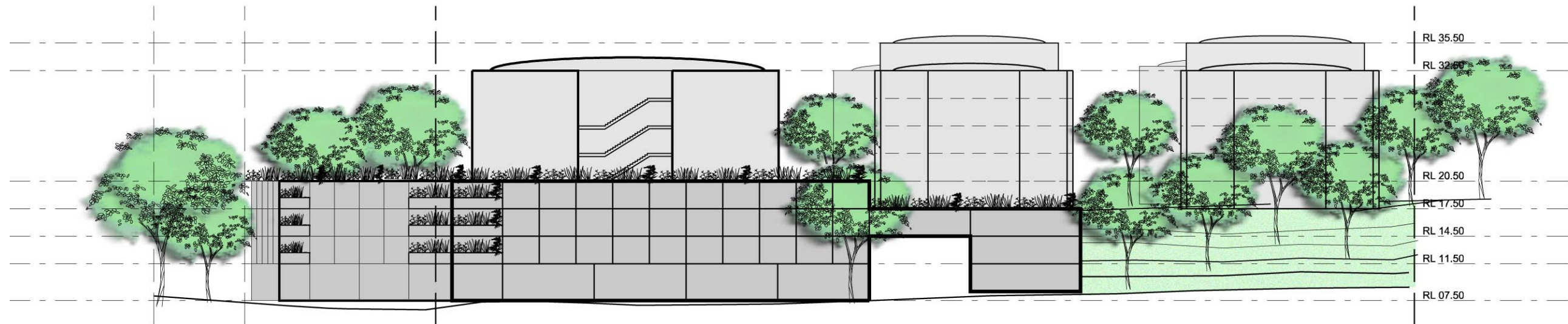
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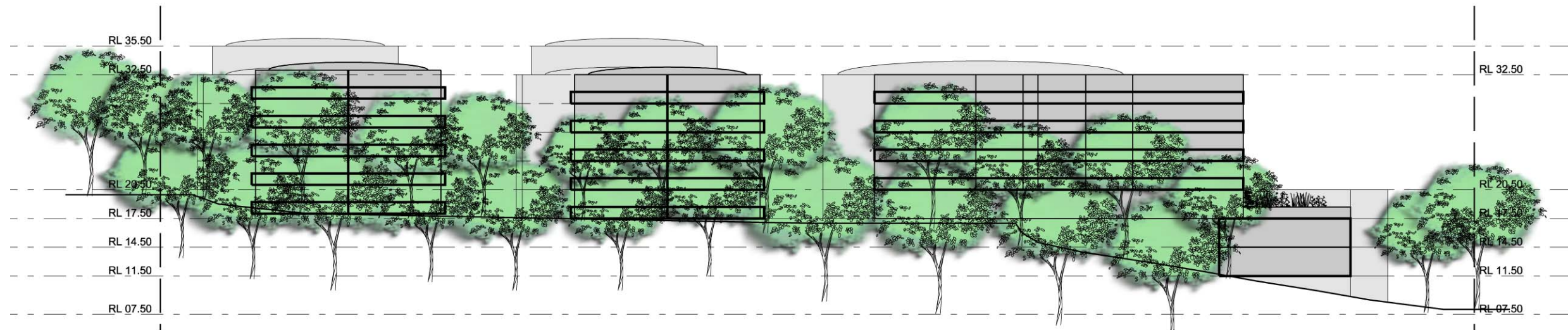
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Soldiers Point Road Elevation (West)



Council Reserve Elevation (East)

05 Elevations



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PROPOSED DEVELOPMENT



View from Jetty

PROPOSED DEVELOPMENT



View from Wanda Wanda

06 Photomontages



Salamander Shores Development - Soldiers Point



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Use	Floorspace sqm
Retail / Café	1050
Approx. 60 budget rooms along Soldiers Point Road branded as a 3.5 Star All Seasons Hotel to cater for the adventure tourist market (eg game fishing).	2050
120 mid to high range rooms closer to the foreshore and reserve area branded as a 4 star Grand Mercure hotel to cater for leisure tourists.	7800
Conference facilities for 200 delegates.	300
Wellness centre and spa, pub and recreational amenities including pool and gym.	950
84 Residential apartments providing permanent and tourist accommodation.	12,315
TOTAL FLOORSPACE = Site Area = 12,304 sqm	24,465 sqm 1.98 : 1 FSR

Open space	SEPP 65	Required sqm	Proposed sqm
Landscaping	10% of site area	1230 sqm	4000 sqm approx.
Deep Soil	25% of open space	1000 sqm	2000 sqm approx.

Parking	Proposed
Residential: 2 car spaces per 3 bedroom apartment	168 car spaces
Hotels: Grand Mercure and All Seasons	120 car spaces
Coach	2 spaces

07

Proposed Development Statistics