

MINUTES

Development Advisory Panel

MEETING: 4/03/2008

Commenced: 2:10 pm

Finished: 3:15 pm

PRESENT:

Planning:

Amanda Gale

Building:

Paul Summergreene

Engineering:

Scott Page

Manager Development & Building:

Scott Anson

Minutes:

Penelope Bowling

1. Interviews:

4/03/2008

2:10 pm – 3:15 pm

- i. Sarah Kelly (Sake Development), Glenn Holmes (Daryl Jackson Robin Dyke Pty Ltd)
Paul O'Rourke, Chris Herbert

Property: Lot 31 DP 529002, 147 Soldiers Point Rd, Soldiers Point

Proposal: Redevelopment of Salamander Shores Hotel

Introductory meeting with Council as the project is in its formative stages. The proposal is considered a "Major Project" under Part 3A and the Minister of Planning will be the consent authority, not Port Stephens Council.

The Preliminary Environmental Assessment (EA) is currently being prepared to determine the key issues to obtain the Director General's requirements for a Concept Plan application. The primary purpose of the meeting is to engage Council in this formative stage, seeking Council's key issues whereby fulfilling the consultation requirements of the Part 3A process.

The site is surrounded by lush vegetation, 300 degree views and an access road to the public reserve fronting the waterfront. The site is afforded the benefits of existing vegetation to provide screening.

The current development/operations on the site consist of the hotel originally built in 1969, containing 91 rooms with conference facilities and complementary uses (ie. Bar, leisure etc.). In terms of the site and building, there is a significant fall (approx. 15 to 20 metres) from the highest point down to Soldiers Point Road. The hotel is up to five storeys (or approx. 15 metres) and there are elements of unfinished building work.

The Salamander Shores Hotel redevelopment consists of a variety of accommodation levels (ie. 50 to 60 - 3 star rooms, 120 room - 4 star facility, a conference centre for approximately 200 delegates and approximately 80 permanent residential units, potentially to be developed as Community Title.

It is proposed to essentially maintain the general building height, although consideration is being given to the potential for an increase in height toward the rear of the building where it is envisaged that any such height increase will be minimised given topography and existing vegetative screening. The residential component is envisaged to have access to leisure facilities associated with the tourist/hotel facility, but would have separation to achieve a expected residential amenity for permanent occupants.

The Department has indicated that justification of proposed mix of residential / tourism will be required with an application.

Advice:

- Land is zoned 3(a) Business General “A” pursuant to Port Stephen’s Local Environmental Plan 2000. Any proposal to redevelop the Hotel is permissible subject to a Part 3A application approval by the Minister of Planning.
- Generally, Council draws your attention to the requirements of Hunter Regional Environmental Plan 1989 (HREP 1989), Port Stephens Local Environmental Plan 2000 (LEP 2000) and Port Stephens Development Control Plan 2007.

Both LEP 2000 and DCP 2007 documents can be downloaded from Council’s website – www.portstephens.nsw.gov.au.

Suggest also that Council’s Application Lodgement Guide may give assistance in respect to Council’s expectation of issues and level of documentation required for lodgement with an application. It is acknowledged that Council whilst not the consent authority, will receive a referral from the Department at relevant stages through the process of a Part 3A Application and therefore, will emphasise the information requirements, at minimum to be achieved in line with Council’s own Lodgement Guide.

- The following land constraints are identified as affecting the site:-
 - the site is within SEPP 71 – Coastal Protection Policy. Achieving the principles of the policy will be important such as access to the foreshore.
 - the site is identified as bushfire prone and the development is required to comply with the requirements for Planning for Bushfire Protection 2006 pursuant to the NSW Rural Fires Act. Suggest consultation with NSW Rural Fire Service – Head Office in regards to requirements.
 - the site is within the Port Stephens Marine Park and therefore, consultation with the Marine Park Authority is suggested as any proposal would warrant referral to this

authority – Max Haste is the Manager.

- the site is within Class 5 – Acid Sulphate Soils. Therefore, this needs to be addressed with any redevelopment proposal and reference is made to Clause 51A of LEP 2000.

- The following key issues and information requirements that need to be addressed, beyond the land constraints of the site identified above include:-

- A Site Analysis Plan will assist in determining a way forward in preparation of the proposed redevelopment of the site. Suggest some more localised views be considered, inclusive of long distance views in closer proximity to the bay itself (eg. Wander Wander Head), some generalised vantage points as viewed from the foreshore and the views both enjoyed by residences to the rear (ie. Adjoining / across Soldiers Point Road) and any view they may have of the subject site/redevelopment. Council would need to consider such information to enable further advice to be given.

- visual and scenic impacts – refer to Clause 44 of LEP 2000 in regards to addressing the appearance of land and buildings and views from the waterway. Note the suggestion that the site/area reads as a vegetated ridge, therefore need to explore how this can be embraced, enhanced and used in the potential redevelopment of the site. Some suggestions to address visual impact may include – proposed treatment of upper storeys/levels (ie. colours and material finishes), vegetation/green spaces in the roof areas of the building and potential for modulation/articulation of the building to achieve a breaking up of building mass. The Site Analysis Plan should give direction in this regard and particularly in relation to view analysis. Any further increase in height would require justification and a demonstrated outcome in regards to minimising visual and scenic impacts often associated with an increase in height in a waterfront location.

- traffic and access - suggest the need for a Traffic Report to be prepared in regards to traffic and access associated with a redevelopment of the site and consideration of potential impacts. The number of access points should be kept to a minimum to ensure no adverse impacts will result on other surrounding developments. Soldiers Point Road whilst a Council Road, is a ‘distributor collector road’ and therefore a referral would be likely to the Regional Traffic Committee / RTA.

- drainage / stormwater – suggest the need to provide the proposed method of drainage, with particular interest given to water quality due to the proximity of Port Stephens waterway. Need to investigate infiltration and water table issues with respect to below ground (basement) construction and geotechnical constraints.

- A Construction Management Plan and Waste Management Plan – suggest the need to provide plans/documentation in regards to construction and waste management associated with redevelopment of the site at the appropriate stage in the Part 3A process. Need to also consider any staging of these activities as this is always a key community concern with development generally, but particularly in areas on the Tomaree Peninsula such as Nelson Bay and Soldiers Point.

- residential component – any residential component would need to clearly form a part of the overall mixed use development, with the tourism components clearly being the main

use on the site. Whilst LEP 2000 permits residential, when other permitted uses are located at ground floor, any residential component would need to be integrated with the relationships between the two components identified through for example, through title, communal facilities accessed by the residential occupants, shared carparking or basement carparking arrangements and so on. Reference to DCP 2007 in this regard is also suggested.

- Aboriginal / Archaeological – need to consider this as Soldiers Point and surrounds has known sites of significance. Suggest consultation with Worimi Aboriginal Land Council.

- Other Matters include:-

- community interest - it is highly likely there would be community interest given the scale of the site itself and redevelopment proposed in this location. Suggest consider speaking with Councillors to may provide some insight into their thoughts and community thoughts. May wish to contact Alison McCandlish who could advise of contact details for Councillors.

- Plan of Mangement – 6(a) Public Reserve – suggest liasing with Council’s Recreation Manager, Jason Linnane.

- Strategic Plans and Maps – suggest consultation with Council’s GIS Technician, Kim Gedeon of Landuse Planning who could assist in determining what information can be provided in this regard.

- climate change – suggest the need to address this in any application.

- Section 94 Contributions are applicable pursuant to Port Stephens Section 94 Contribution Plans.

I hereby certify that the above is a true and correct record of the interviews held on the above mentioned date.

Amanda Gale

MEETING MINUTES

MEETING	PORT STEPHENS COUNCIL	MEETING NUMBER	# 2
HELD AT	116 ADELAIDE STREET, RAYMOND TERRACE	DATE	8 AUGUST 2008
PROJECT	SALAMANDER SHORES HOTEL	TIME	10:30AM – 11:45AM
ATTENDEES			
	Sarah Kelly	SK	SAKE Development
	Chris Herbert	CH	Salamander Shores Hotel
	Glenn Holmes	GH	Jackson Dyke Architects
	Paul O'Rourke	PR	Salamander Shores Hotel (part)
	Amanda Gale	AG	Port Stephens Council – Development Coordinator
	Scott Anson	SA	Port Stephens Council - Manager of Development & Building
	Craig Maher	CM	Port Stephens Council Port Stephens Council – Engineering Coordinator
	Ray Meredith	RM	Port Stephens Council - Senior Building Inspector
	Belinda Martin	BM	Port Stephens Council
	Geraldine O'Connor	GC	“
APOLOGIES			

ITEM NO.	DESCRIPTION
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No. 1 Introduction and Project Overview

SK noted that since our last meeting, the team had developed some concept plans that were submitted to the Department of Planning with our preliminary assessment. Whilst the Minister for Planning is the consent authority, the project team was keen to engage with Council as part of the consultation process. The purpose of today's meeting was to note that the Director General's requirements had been obtained outlining matters to be addressed in the preparation of the Concept Plan.

SK again briefly walked through the site, surrounds, views and current uses at the hotel. The site covers an area of 1.2ha and is surrounded by open space and council reserve (approximately 2hectares with the reserve). It was built in 1969, contains 91 rooms with conference facilities and complementary uses (bars, leisure etc). In terms of the site and building, there is a significant fall (some 15 metres) from the highest point down to Soldiers Point Road. The hotel is up to five storeys (or approximately 15metres to RL 30) and there are elements of unfinished building work where a previous owner went bankrupt in the redevelopment. The hotel has no presentation to Soldiers Point Road and is run down / in need of renewal.

The site is surrounded by Council reserve and open space along the waterfront (maintained by the owners) and there is foreshore access provided by a right of way to the public jetty and boat ramp. The site is zoned 3(a) Commercial and there are no development standards in the LEP.

Accor has signed a management agreement for the hotel for a two year period with further options and the hotel is now operating as the All Seasons Salamander Shores. Accor is an internationally recognised hotel group with the brands Sofitel, Novotel, Mecure, All Seasons etc.

The proposed concept plan involves complete demolition of the building and redevelopment. The capital investment value is over \$100million and the redevelopment will result in some 150 employees (double the existing number of staff) and provide significant economic benefits to the region.

The team has worked with Accor in developing the project brief – using their hotel experience to determine market demand, project feasibility, room branding and type etc.

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The team also examined a range of strategic planning documents and market analysis including the Lower Hunter Regional Strategy, the Draft Nelson Bay Strategy 2030 and the Port Stephens Economic Development Strategy.

All research points to strong demand for high end / high quality tourist accommodation with conference facilities for 200 delegates. This is missing in Port Stephens. The market research shows strong growth in the tourism sector for Port Stephens, defying trends for tourism growth in NSW

The project brief and preliminary concept plan is as follows:

- 60 budget rooms along Soldiers Point Road (3.5 Star All Seasons Brand) with retail at the ground floor.
- 120 mid to high range rooms closer to the foreshore / reserve area (4 -4.5 Star Mercure Brand) for leisure and conference tourists / market
- Conference facilities for 200 delegates including conference rooms. Further advice from the hotel operators indicates that facilities for 200 delegates maybe inadequate with real demand for 300-400 delegates. The proposal may therefore increase the area for conference facilities.
- Wellness centre, café, hotel (pub) and recreational amenities (pool etc)
- 84 residential and serviced apartments providing both permanent and tourist accommodation. These apartments will form part of the pool of tourist accommodation managed via the community title or strata scheme.

No. 2 Council Feedback and Key Issues

Building Height

AG noted that the proposal exceeded building height and that Council's LEP definition is measured from natural ground level or finished ground level, whichever is the lower. Therefore the building in parts has a height of some 26m when measured from the finished ground level (ie the Grand Mecure in the central area of the development).

Site Analysis

SA stated that he was not seeing the site analysis and this needs to be thorough and detailed to justify the heights. The analysis needs to be at a macro and micro scale including the site itself (building heights, features, slopes etc) and the visual catchment. The analysis need to be enhanced and developed into a design philosophy. A vision or view of the site needs to be developed. SA provided detailed advice following the meeting about what needed to be addressed in the detailed site analysis (see notes attached).

Residential

SK sought clarification about the residential mixed use component and councils interpretation. It was noted that the LEP definition did not require the residential and commercial components to be connected (such as "shop top housing") and the definition noted that "dwellings are prohibited unless the ground floor of the building is used for another permissible use in the zone". Council's previous advice was that we needed to demonstrate how the residential was integrated into the overall proposal (eg through title, communal facilities accessed by the residents, shared car parking or basement car parking areas etc). The proposed scheme provides a shared basement car park, shared facilities and residents will have access to the resort facilities such as the pool and gym. It was noted that the residential development will be strata titled and the units form part of the pool of the resort accommodation, particularly at peak times.

Council's response was ???

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No. 2 *Building and Engineering*

CM noted that the engineering / stormwater advice had not changed from the previous meeting (eg water quality due to proximity to Port Stephens etc). The site needed an entry statement to Soldiers Point Road and review of the proposed round-about at the entrance to the site on Soldiers Point Road. RM noted that an asbestos and hazardous material survey was likely to be required for the demolition works. RM also noted that many of the controls within the DCP did not necessarily apply to the site – which were more town centre / mixed use driven. This was a unique site and the DCP controls were not particularly relevant.

Draft Nelson Bay 2030 Strategy

SK sought clarification on the reasoning and background to the Nelson Bay 2030 Strategy. GC noted that the strategy was in response to the quality of the buildings, seasonal problems in the area, creating connections between the town centre and the foreshore and developing an overall vision for Nelson Bay. It was also in response to traffic problems. The Strategy was only draft and required more work but was a framework for future development. It has recommended building heights of 16.5m as opposed to 15m as most of the new developments did not comply with the height control (particularly trying to encourage taller floor to ceilings on the ground floor). It was looking at landmark sites on the edges of the town centre with heights of 10-11 storeys (Council's car park and the Seabreeze Hotel).

No. 3 **Other Matters**

Community Consultation. SK noted that consultation with the community was likely to occur in early October. A static display will be held in the Salamander Shores Hotel over a number of days. Members of the project team will be available to answer questions of the community at key times. Council, councillors and other community / environmental groups will be invited. An advertisement will be placed in the paper and possibly a newsletter prepared and distributed prior to the meeting.

SK asked that names and contact details of key community / environmental groups be provided in Council's notes.

Aboriginal Heritage: SK noted that the aboriginal cultural heritage assessment had commenced. The archaeologist was seeking information that Council may have regarding any plans of management for Soldiers Point area. Council to advise in the meeting minutes.

NEXT MEETING

Wednesday 3 September with the Department of Planning (Coastal Assessment and Hunter Team). It was agreed that it was best to hold the meeting on site to canvass the key issues notably building height, the current design of the hotel, views and view impact. BM/AG to liaise with the Department of Planning about the on site meeting, as well SK. David Broyd, the Director, was invited to attend the meeting too.

MEETING MINUTES

SITE ANALYSIS: DISCUSSION WITH SCOTT ANSON

Key points included:

- Existing approvals and buildings on site
- What informed the arrangement of current buildings and the car park (eg views, car parking to street)
- Existing features on site – what is there now. Current buildings are monolithic and not sympathetic to the site and its coastal location.
- Visual catchment.

Visual Catchment / Visual Analysis

Primary Views: Public open space, jetty, roads, beaches etc

Secondary Views: Local views (such as Bagnall Avenue)

Section needed through visual catchment points. Critical section of the site as part of the analysis.

Existing height(s) of the building(s)

DCP height controls – 8m

What we are proposing.

Justify why we are exceeding the height control by examining view impacts.

Design Philosophy generated from site and visual analysis. Generate appropriate site controls and development principles.

Demonstrate no adverse impact.

Approach in the Nelson Bay 2030 Strategy also worth reviewing and Gosford Council's DCP 73 for the Gosford Quarry site (principles relating to maintain the ridgeline). The LEC website also contains planning principles for views, height, bulk and scale.