

SALAMANDER SHORES HOTEL REDEVELOPMENT

147 Soldiers Point Road, Soldiers Point

ENVIRONMENTAL ASSESSMENT - DRAWING SET

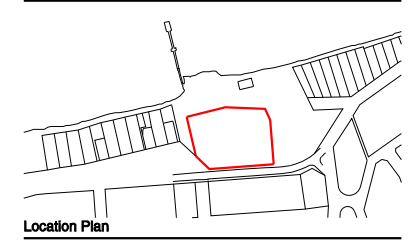
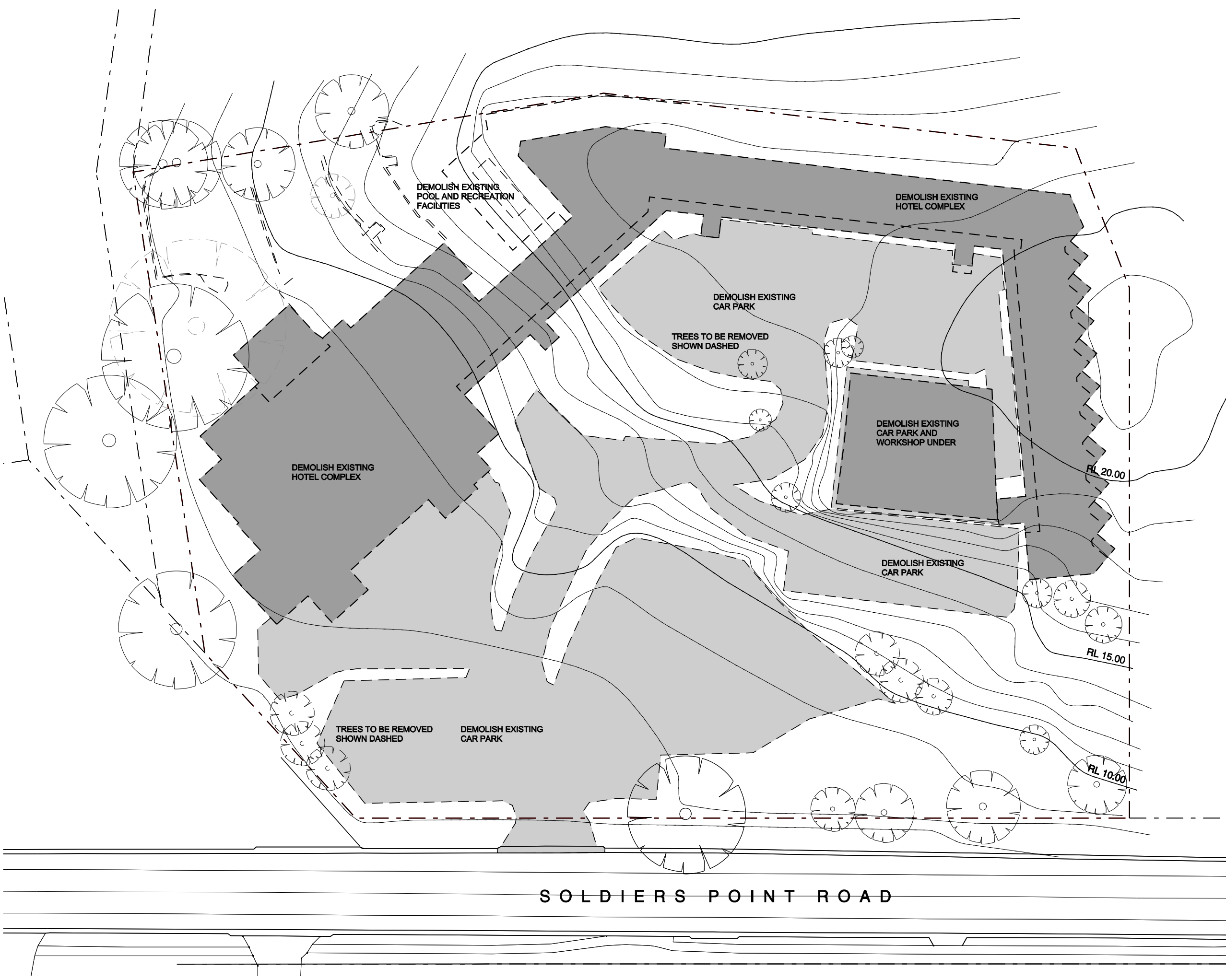


prepared for:
Department of Planning NSW

prepared by:
SAKE Development
Daryl Jackson Robin Dyke Architects

on behalf of:
Salamander Shores Hotel Propriety Limited

July 2010



Location Plan

A	JULY '10	ISSUED TO DOP	JF/SE
Rev.	Date	Amendment	Drawn
Architect			
DARYL JACKSON ROBIN DYKE PTY LTD ARCHITECTS			
64 Rose Street Chippendale NSW 2008			
t 9319 2955 f 9698 1116			
djrd.com.au			

JACKSON
ARCHITECTS

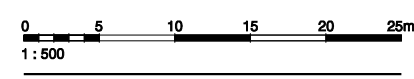
Planner
SAKE Development
Suite 11 340 Darling Street Balmain NSW 2041
t 9810 3801

Email: sarah_kelly@optusnet.com.au
Client
SALAMANDER SHORES HOTEL

Project
SALAMANDER SHORES
147 SOLDIERS POINT ROAD
SOLDIERS POINT

CONCEPT PLAN APPLICATION

Scale @ A3 Date:
1:500 1/07/2010

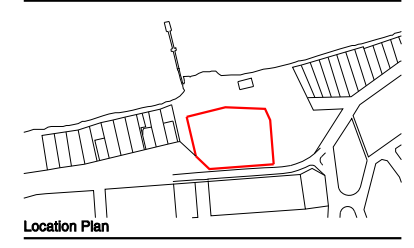
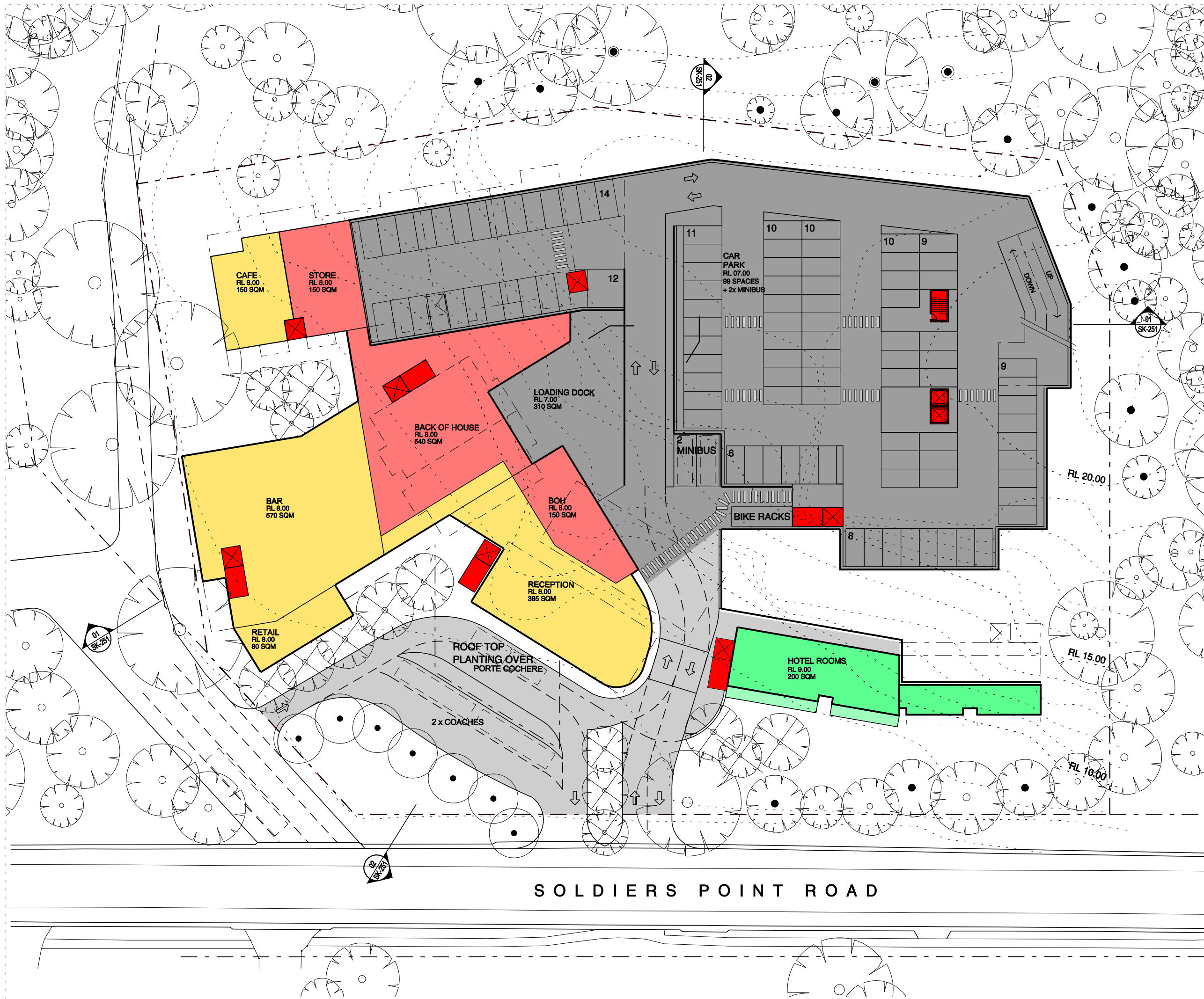


Description

DEMOLITION PLAN

Job Number	Dwg. No.	Revision
06 431	SK-001	A

X:\Drawings\2006\06 431 Salamander Shores\plan\SK-001.dgn



A JULY '10 ISSUED TO DOP JF/SE
Rev. Date Amendment Drawn
Architect
DARYL JACKSON ROBIN DYKE PTY LTD
ARCHITECTS
64 Rose Street Chippendale NSW 2008
t 9319 2955 f 9698 1116
djd.com.au

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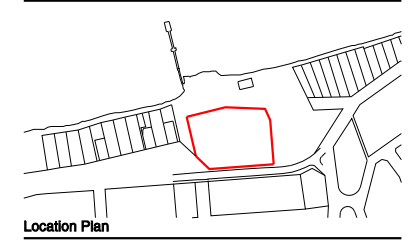
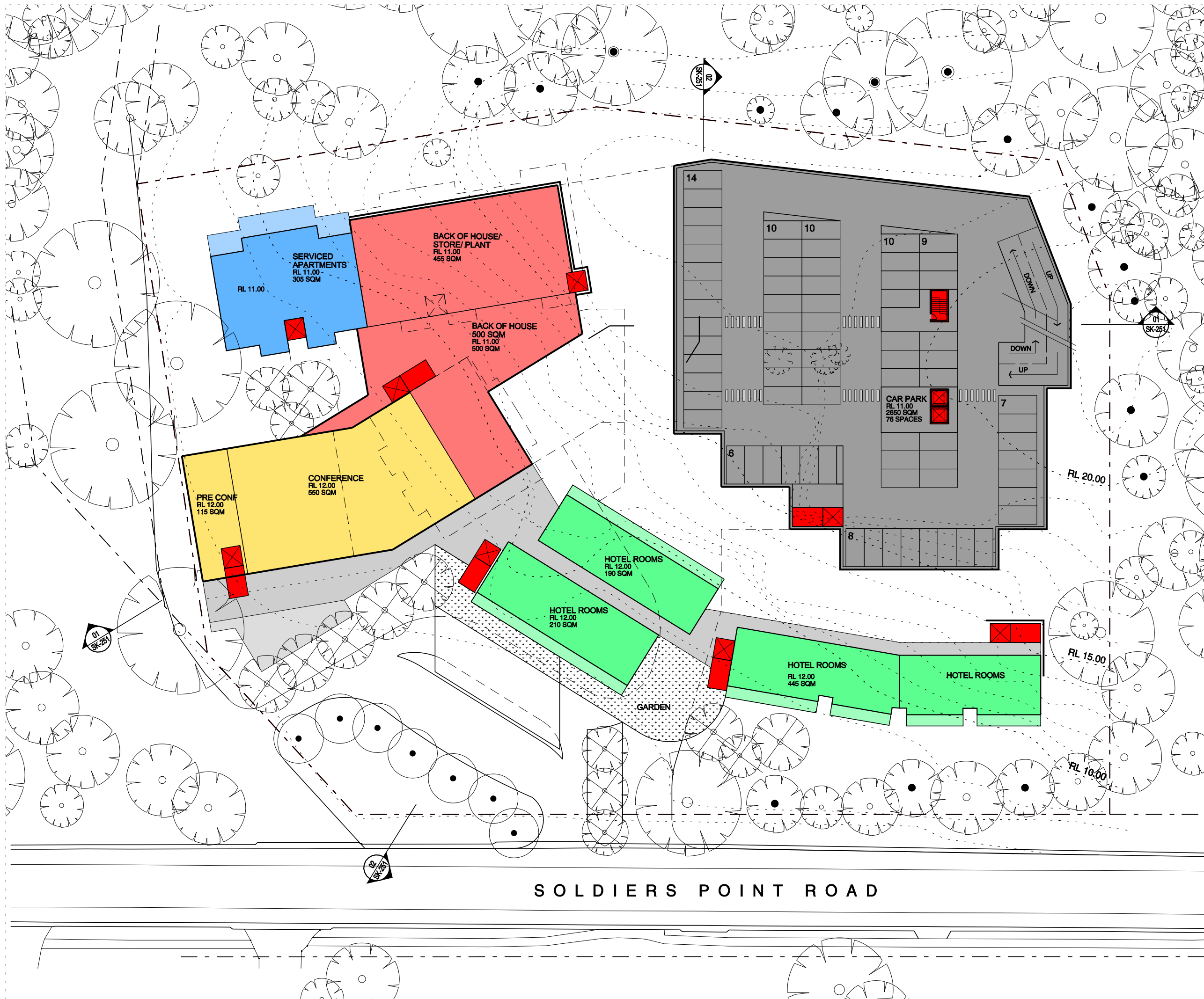
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Description
GROUND LEVEL PLAN
RL 08.00

Job Number Dwg. No. Revision
06 431 SK-101 A

X:\Drawings\060609\06 431 Salamander Shores\plan\SK-101.dgn



Location Plan

A	JULY '10	ISSUED TO DOP	JF/SE
Rev.	Date	Amendment	Drawn
Architect			
DARYL JACKSON ROBIN DYKE PTY LTD ARCHITECTS			
64 Rose Street Chippendale NSW 2008			
t 9319 2955 f 9698 1116			
djr.com.au			

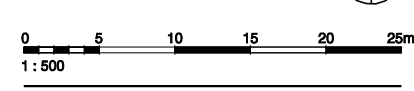
Planner			
SAKE Development			
Suite 11 340 Darling Street Balmn NSW 2041			
t 9810 3801			

Client			
SALAMANDER SHORES HOTEL			

Project			
SALAMANDER SHORES			
147 SOLDIERS POINT ROAD			
SOLDIERS POINT			

CONCEPT PLAN APPLICATION

Scale @ A3	Date:
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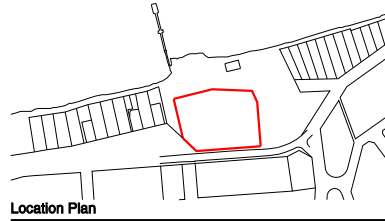
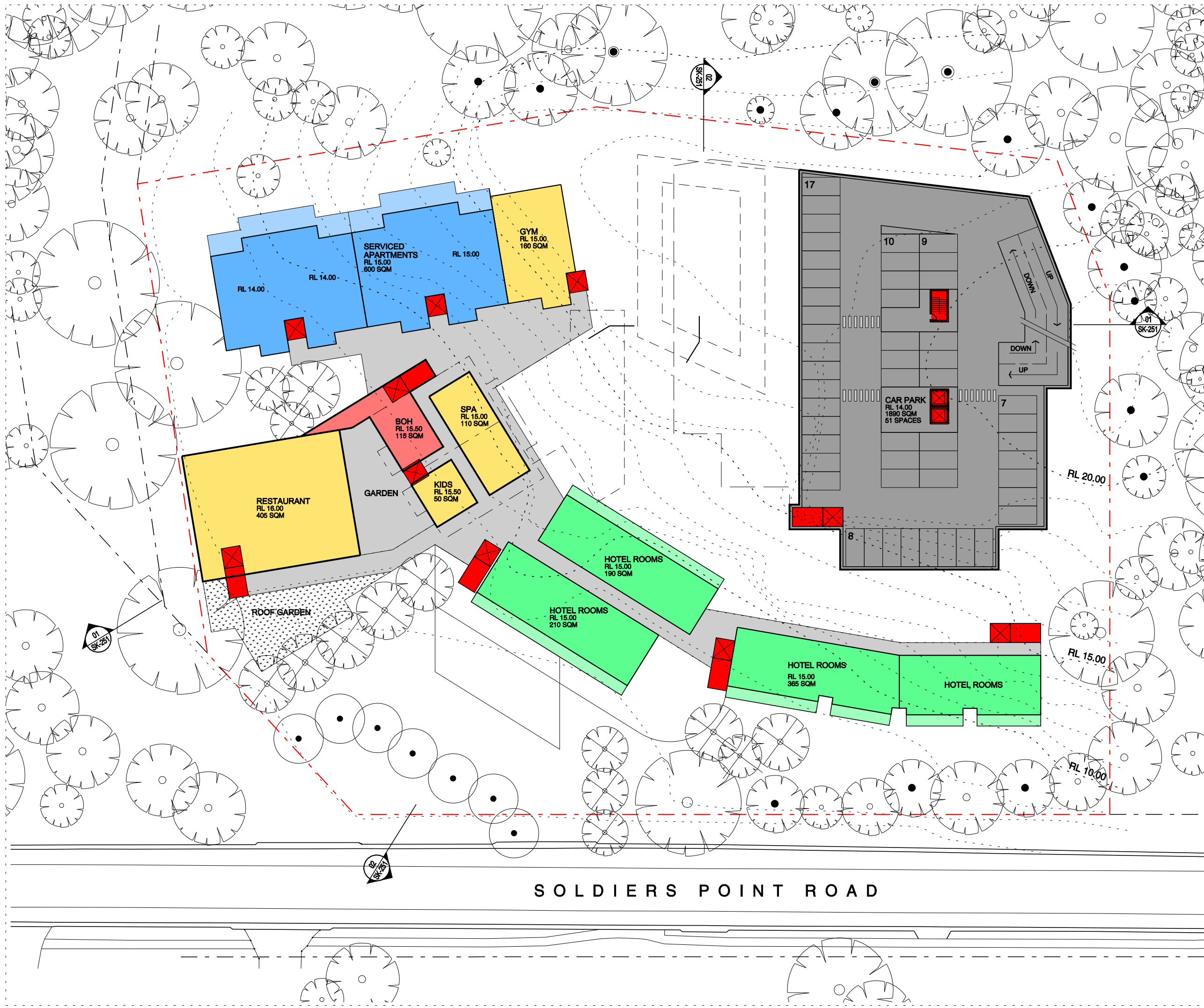


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LEVEL 1 PLAN		
RL 12.00		

Job Number	Dwg. No.	Revision
06 431	SK-102	A

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X:\Drawing\2006\06 431 Salamander Shores\plan\SK-102.dwg



Rev. Date Amendment Drawn
Architect
DARYL JACKSON ROBIN DYKE PTY LTD
ARCHITECTS
64 Rose Street Chippendale NSW 2008
t 9319 2955 f 9698 1116
djd.com.au

Planner
SAKE Development
Suite 11 340 Darling Street Balmn NSW 2041
t 9810 3801

Email: sarah_kelly@optusnet.com.au
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Scale @ A3 Date:
1:500 1/07/2010

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Description
LEVEL 2 PLAN
RL 15.00

Job Number Dwg. No. Revision
06 431 SK-103 A

JACKSON
ARCHITECTS

X:\Drawing\2006\06 431 Salamander Shores\plan\SK-103.dgn

Architect _____

DARYL JACKSON BORN DYKE BEGLTD

ARCHITECTS
D.L.B. & SONS, CHICAGO, ILL. AND NEW YORK, N.Y.

dlrd.com.au

apicomplex

Planner

CAKE Development

SAKE Development

Suite 11 340 Darling Street Balmain NSW 2041
+61 2 9550 3334

t 9810 3801

Email: sarah_kelly@optusnet.com.au

Officer _____

Client

SALAMANDER SHORES HOTEL

Project

SALAMANDER SHORES

SALAMANDER SHORES

147 SOLDIERS POINT ROAD

147 SOLDIERS POINT ROAD

SOLDIERS POINT

CONCEPT PLAN APPLICATION

CONCEPT PLAN APPLICATION

Scale @ A3 Date:

DATE: _____

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1.000 1/07/2019

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Description

LEVEL 2 PLAN

LEVEL 3 PLAN

BI 18 00

RL 18.00

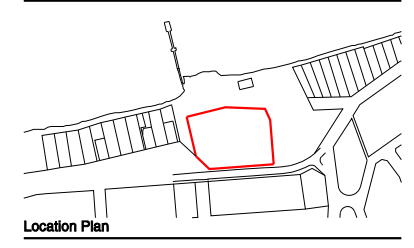
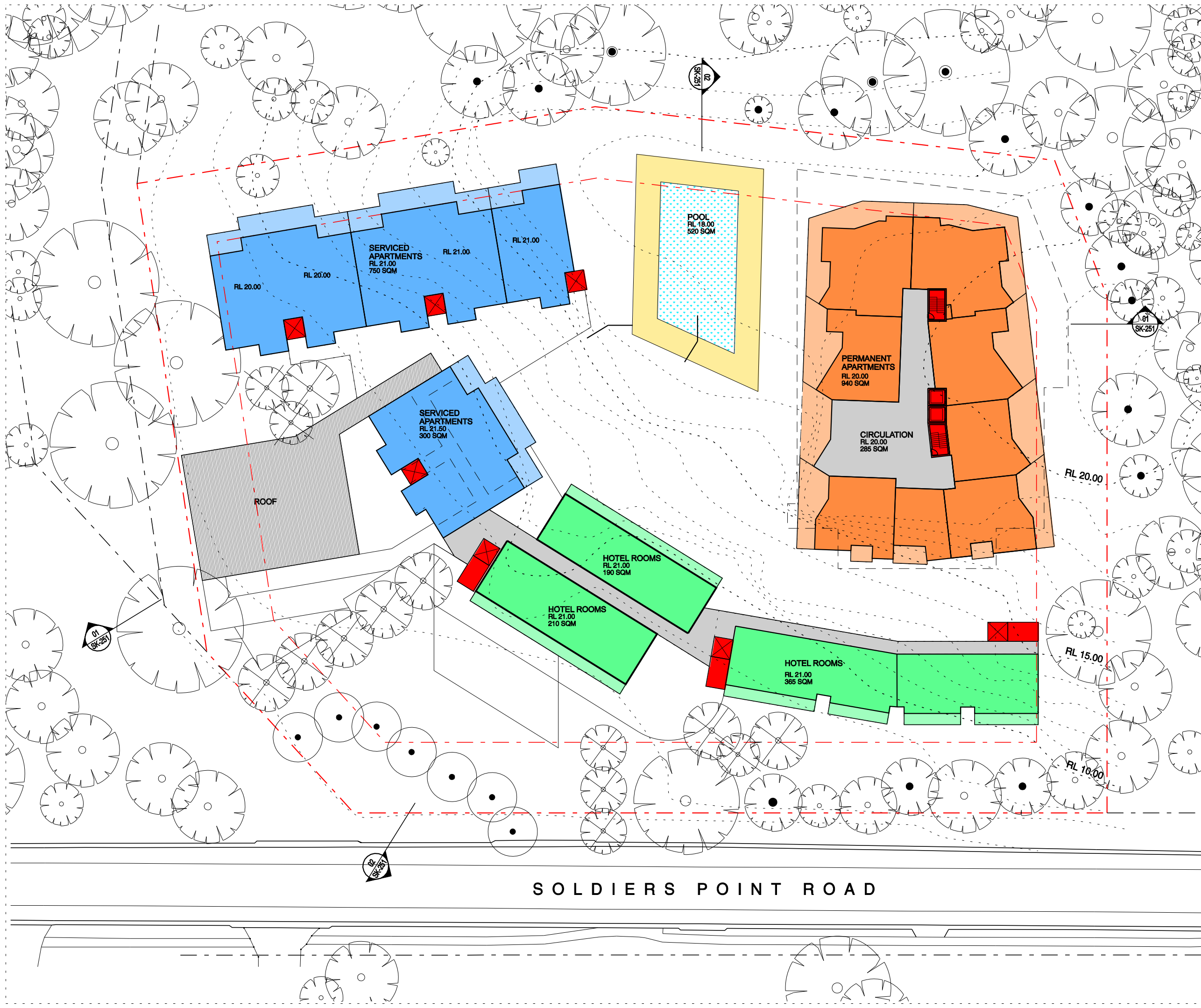
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Job Number Dwg. No. Revision

06 431 SK-104 A

00 451 SR-104 A

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Location Plan

Rev.	Date	Amendment	Drawn

A JULY '10 ISSUED TO DOP JF/SE
Rev. Date Amendment Drawn
Architect
DARYL JACKSON ROBIN DYKE PTY LTD ARCHITECTS
64 Rose Street Chippendale NSW 2008
t 9319 2955 f 9698 1116
djd.com.au

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SAKE Development
Suite 11 340 Darling Street Balmn NSW 2041
t 9810 3801

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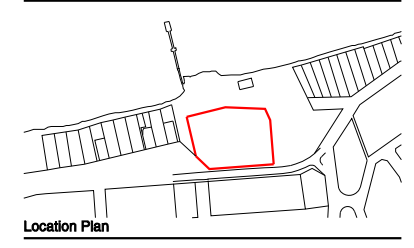
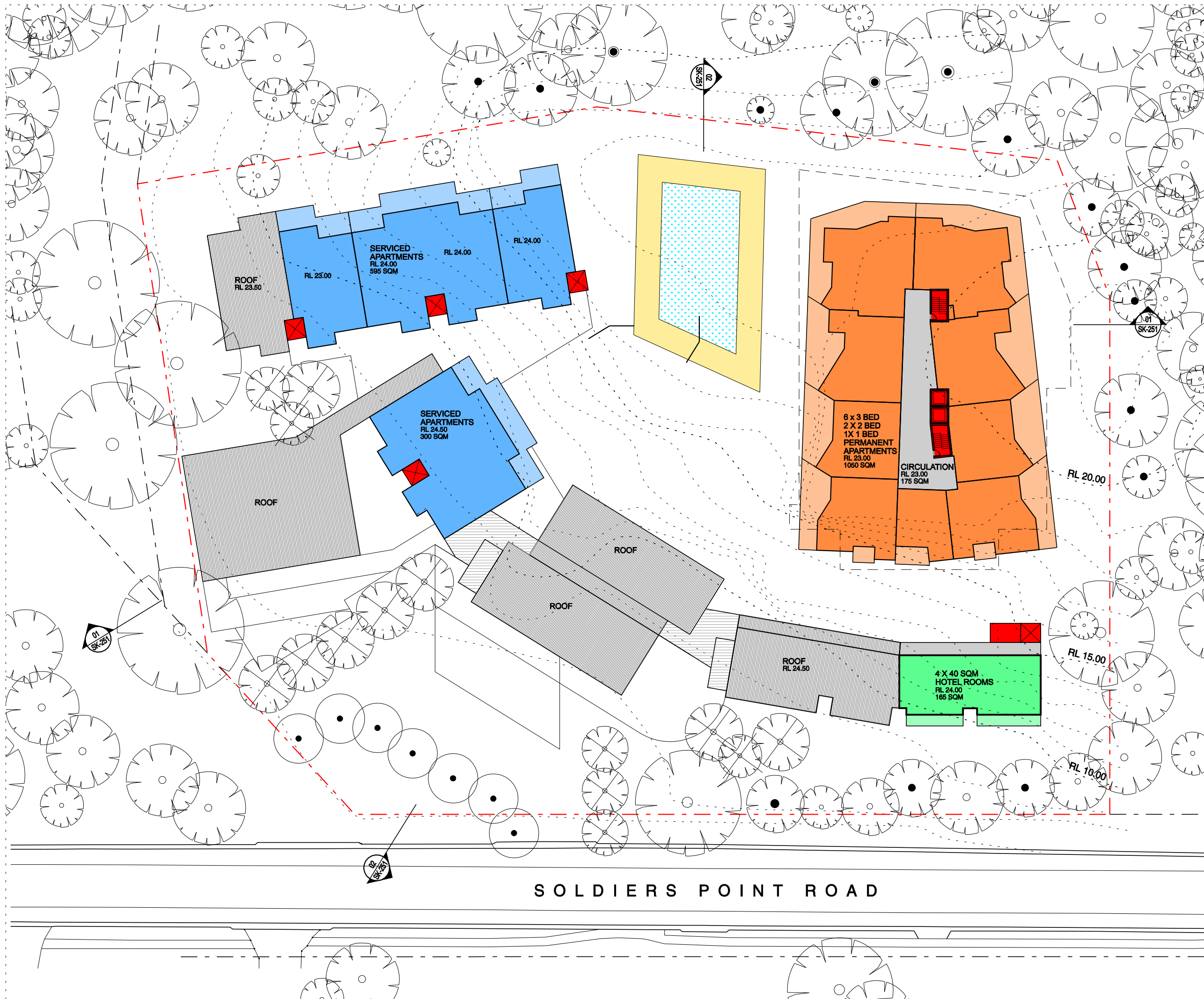
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LEVEL 4 PLAN
RL 21.00

Job Number	Dwg. No.	Revision
06 431	SK-105	A

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Location Plan

A	JULY '10	ISSUED TO DOP	JF/SE
Rev.	Date	Amendment	Drawn
Architect			
DARYL JACKSON ROBIN DYKE PTY LTD			
ARCHITECTS			
64 Rose Street Chippendale NSW 2008			
t 9319 2955 f 9698 1116			
djd.com.au			

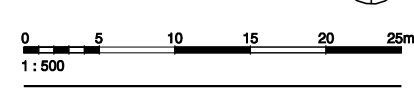
Planner			
SAKE Development			
Suite 11 340 Darling Street Balmn NSW 2041			
t 9810 3801			

Client			
SALAMANDER SHORES HOTEL			

Project			
SALAMANDER SHORES			
147 SOLDIERS POINT ROAD			
SOLDIERS POINT			

CONCEPT PLAN APPLICATION

Scale @ A3	Date:
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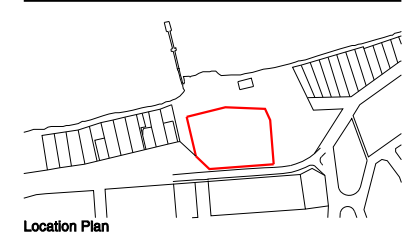
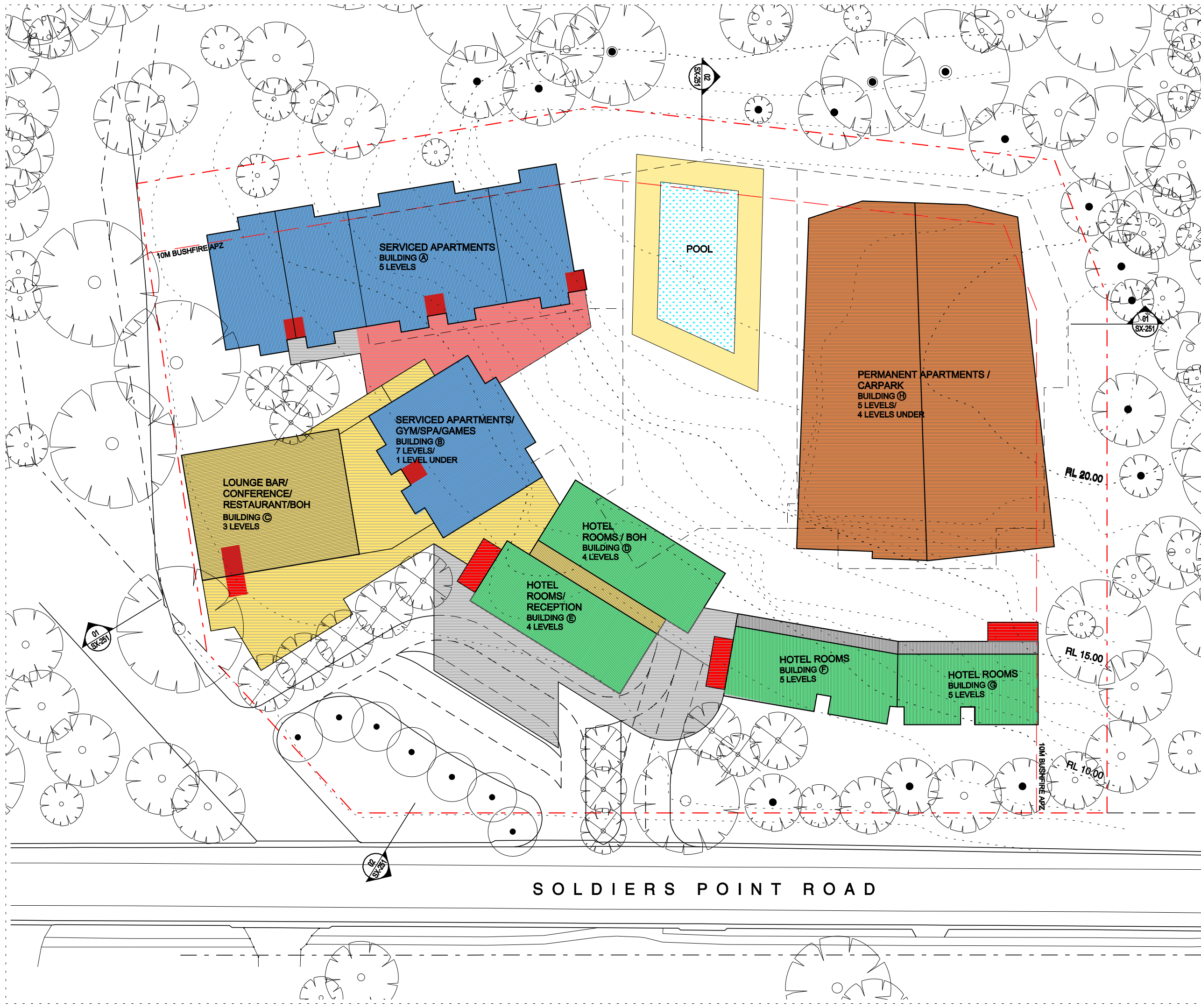


Description		
LEVEL 5 PLAN		
RL 24.00 & TYP. RL 27.00, 30.00, 33.00		

Job Number	Dwg. No.	Revision
06 431	SK-106	A

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ARCHITECTS

X:\Drawing\006006 431 Salamander Shores\plan\SK-106.dwg



SCHEDULE	
PERMANENT RESIDENTIAL	44 (5x1B, 9x2B, 30x3B)
SERVICED APARTMENTS	34
HOTEL ROOMS	84
BAR	570 SQM
RESTAURANT	400 SQM
PRE FUNCTION	115 SQM
CONFERENCE	550 SQM
CAFE/RETAIL	260 SQM
GYM/SPA/RECREATION	430 SQM
GENERAL BOH/STORAGE	1900 SQM
CAR PARKING	275
FSR	1.6:1

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Architect			
DARYL JACKSON ROBIN DYKE PTY LTD ARCHITECTS			
64 Rose Street Chippendale NSW 2008			
t 9319 2955 f 9698 1116			
djd.com.au			

Planner	
SAKE Development	
Suite 11 340 Darling Street Balmain NSW 2041	
t 9810 3801	
Email: sarah_kelly@optusnet.com.au	
Client	
SALAMANDER SHORES HOTEL	

Project
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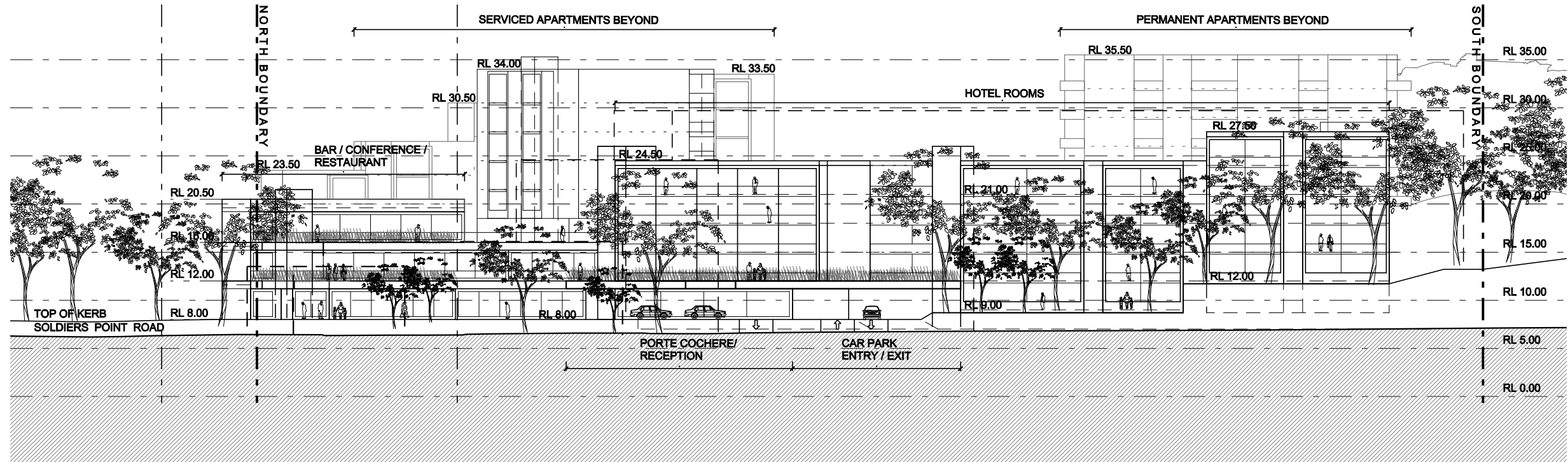
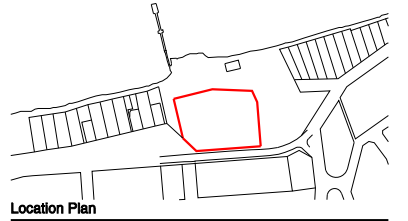
CONCEPT PLAN APPLICATION

Scale @ A3	Date:	
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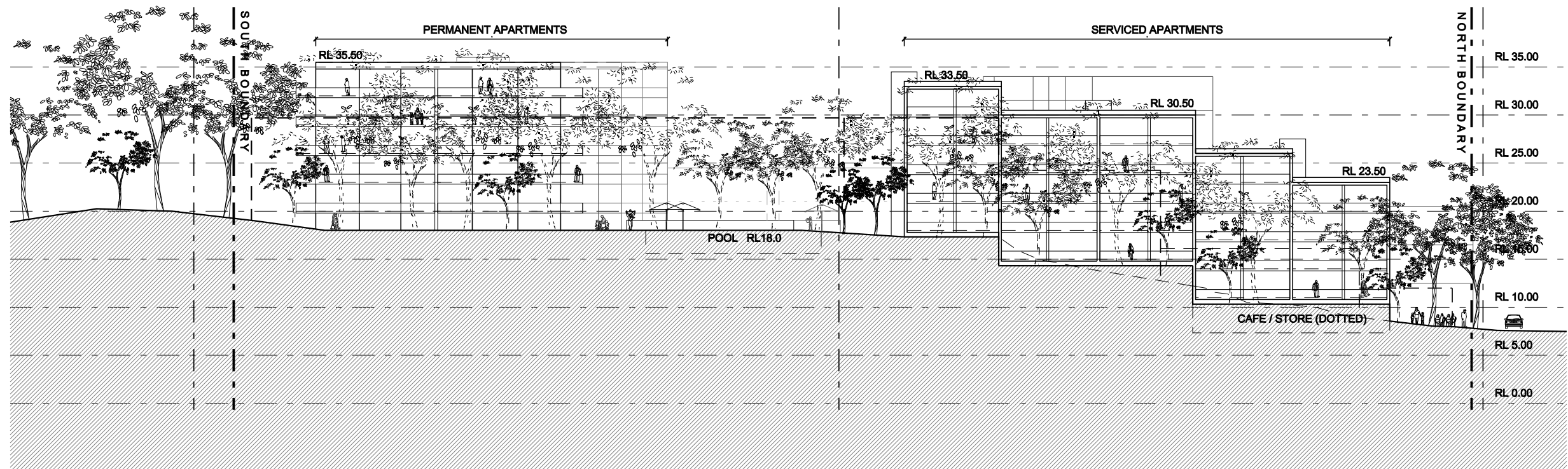
ROOF PLAN

Job Number	Dwg. No.	Revision
06 431	SK-107	A

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ELEVATION 01 - SOLDIERS POINT ROAD



ELEVATION 02 - EASTERN BOUNDARY

Rev.	Date	Amendment	Drawn
A	JULY '10	ISSUED TO DOP	JF/SE
Architect			
DARYL JACKSON ROBIN DYKE PTY LTD ARCHITECTS			
64 Rose Street Chippendale NSW 2008			
t 9319 2955 f 9698 1116			
djd.com.au			

Planner
SAKE Development
Suite 11 340 Darling Street Balmain NSW 2041
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Email: sarah_kelly@optusnet.com.au

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1:500 1/07/2010

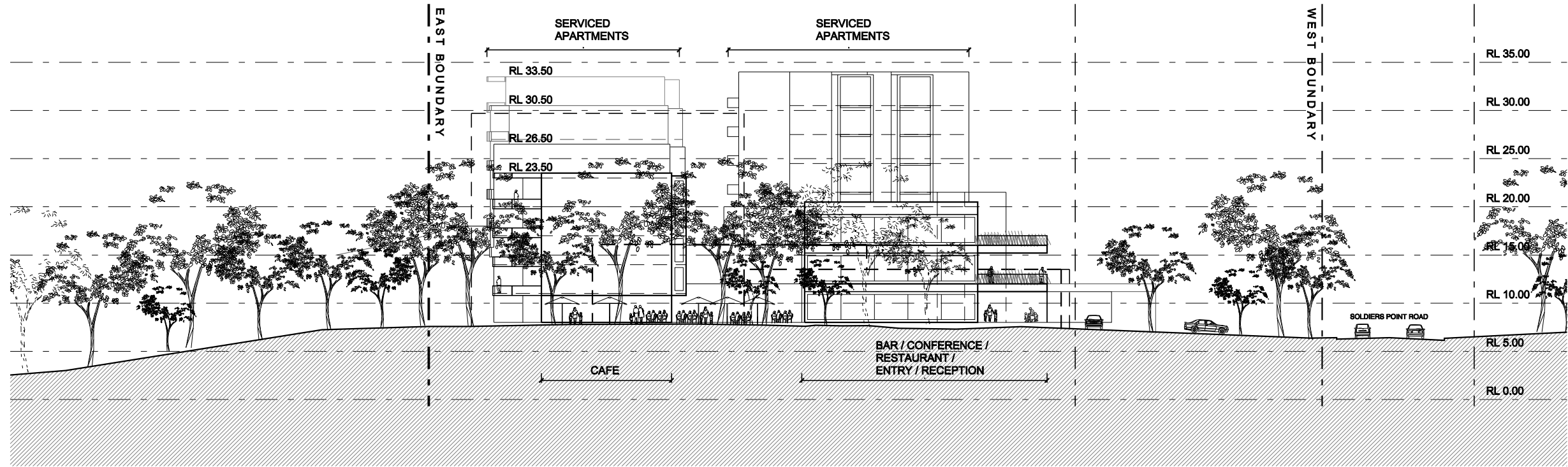
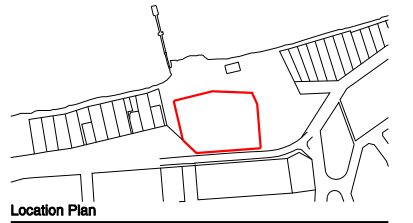
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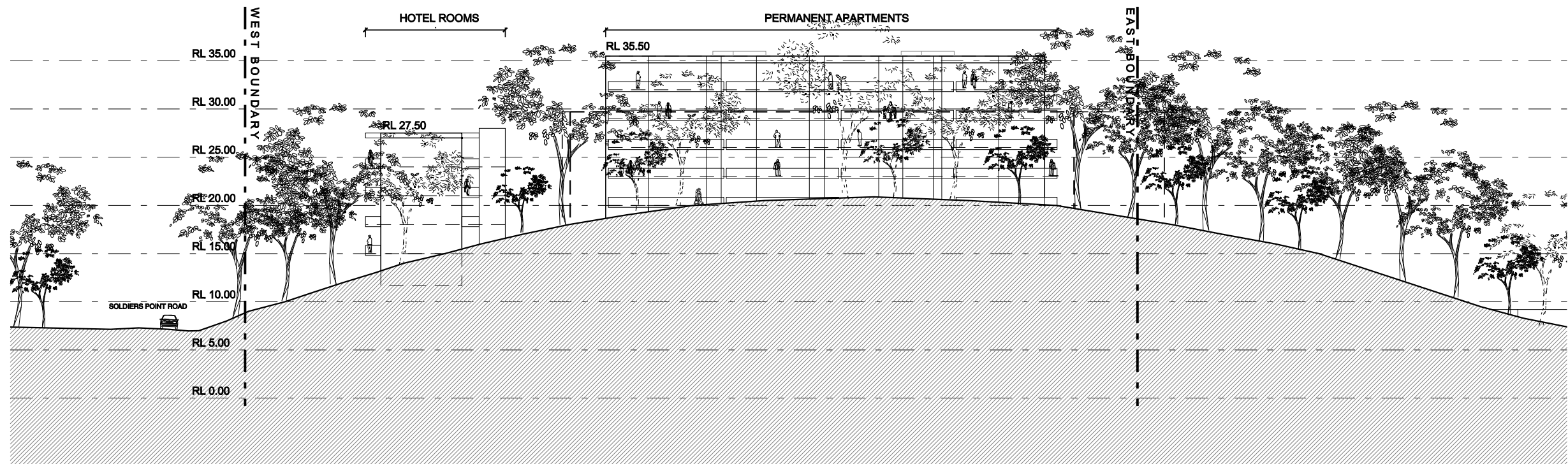
**ELEVATIONS
SHEET 01**

Job Number	Dwg. No.	Revision
06 431	SK-201	A

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ELEVATION 03 - NORTHERN BOUNDARY



ELEVATION 04 - SOUTHERN BOUNDARY

Rev.	Date	Amendment	Drawn
A	JULY '10	ISSUED TO DOP	JF/SE
Architect			
DARYL JACKSON ROBIN DYKE PTY LTD ARCHITECTS			
64 Rose Street Chippendale NSW 2008			
t 9319 2955 f 9698 1116			
djd.com.au			

Planner
SAKE Development
Suite 11 340 Darling Street Balmain NSW 2041
t 9810 3801

Email: sarah_kelly@optusnet.com.au

Client

SALAMANDER SHORES HOTEL

Project

SALAMANDER SHORES
147 SOLDIERS POINT ROAD
SOLDIERS POINT

CONCEPT PLAN APPLICATION

Scale @ A3 Date:
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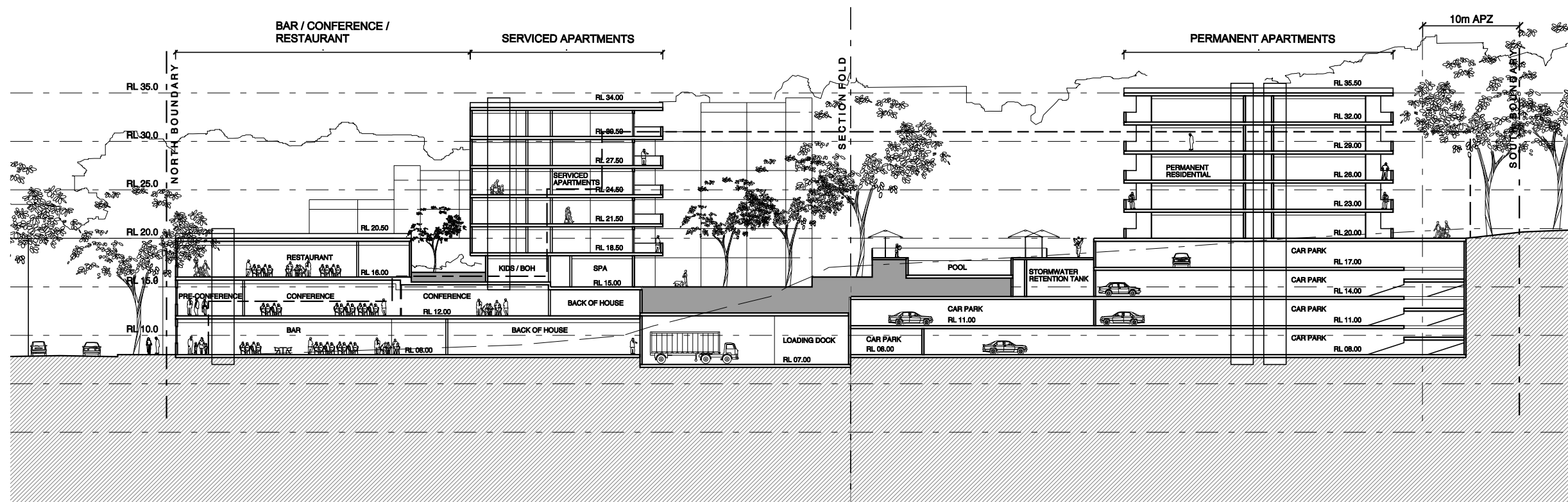
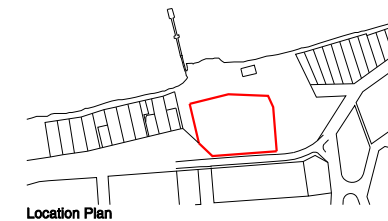
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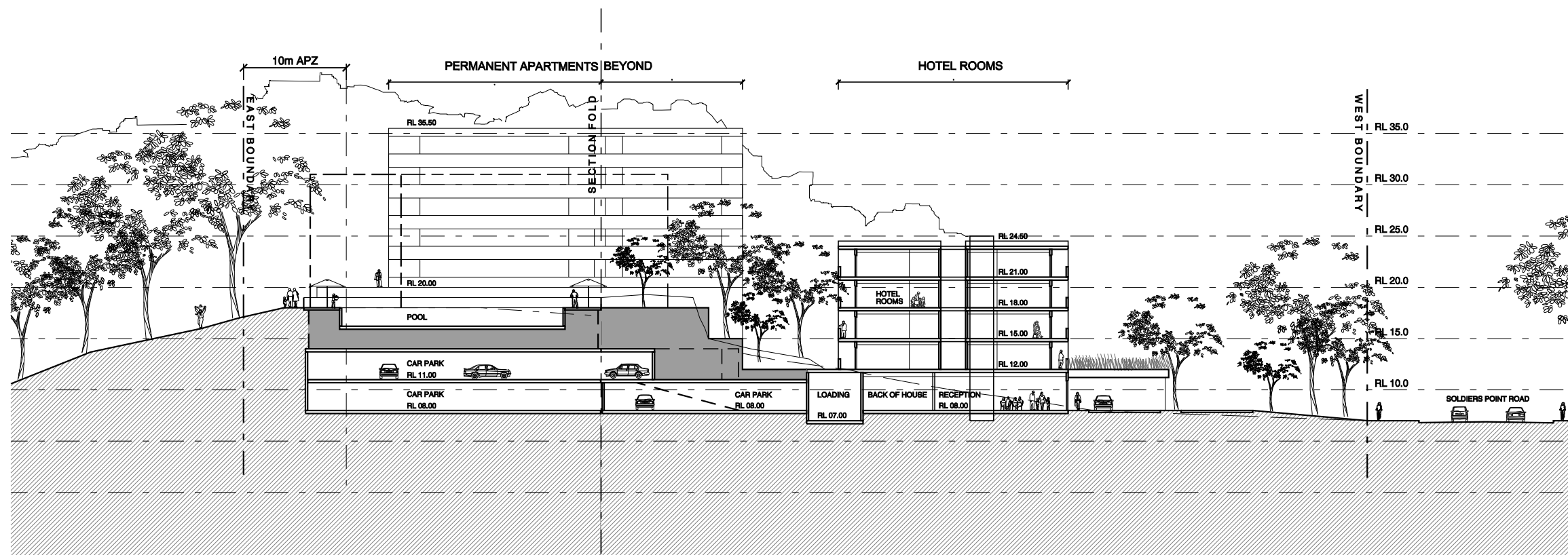
**ELEVATIONS
SHEET 02**

Job Number	Dwg. No.	Revision
06 431	SK-202	A

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SECTION 01 - NORTH SOUTH



SECTION 02 - WEST EAST

Rev.	Date	Amendment	Drawn
A	JULY '10	ISSUED TO DOP	JF/SE
Architect			
DARYL JACKSON ROBIN DYKE PTY LTD ARCHITECTS			
64 Rose Street Chippendale NSW 2008			
t 9319 2955 f 9698 1116			
djd.com.au			

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CONCEPT PLAN APPLICATION

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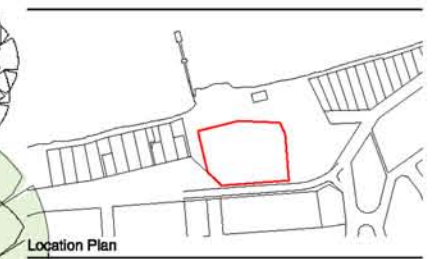
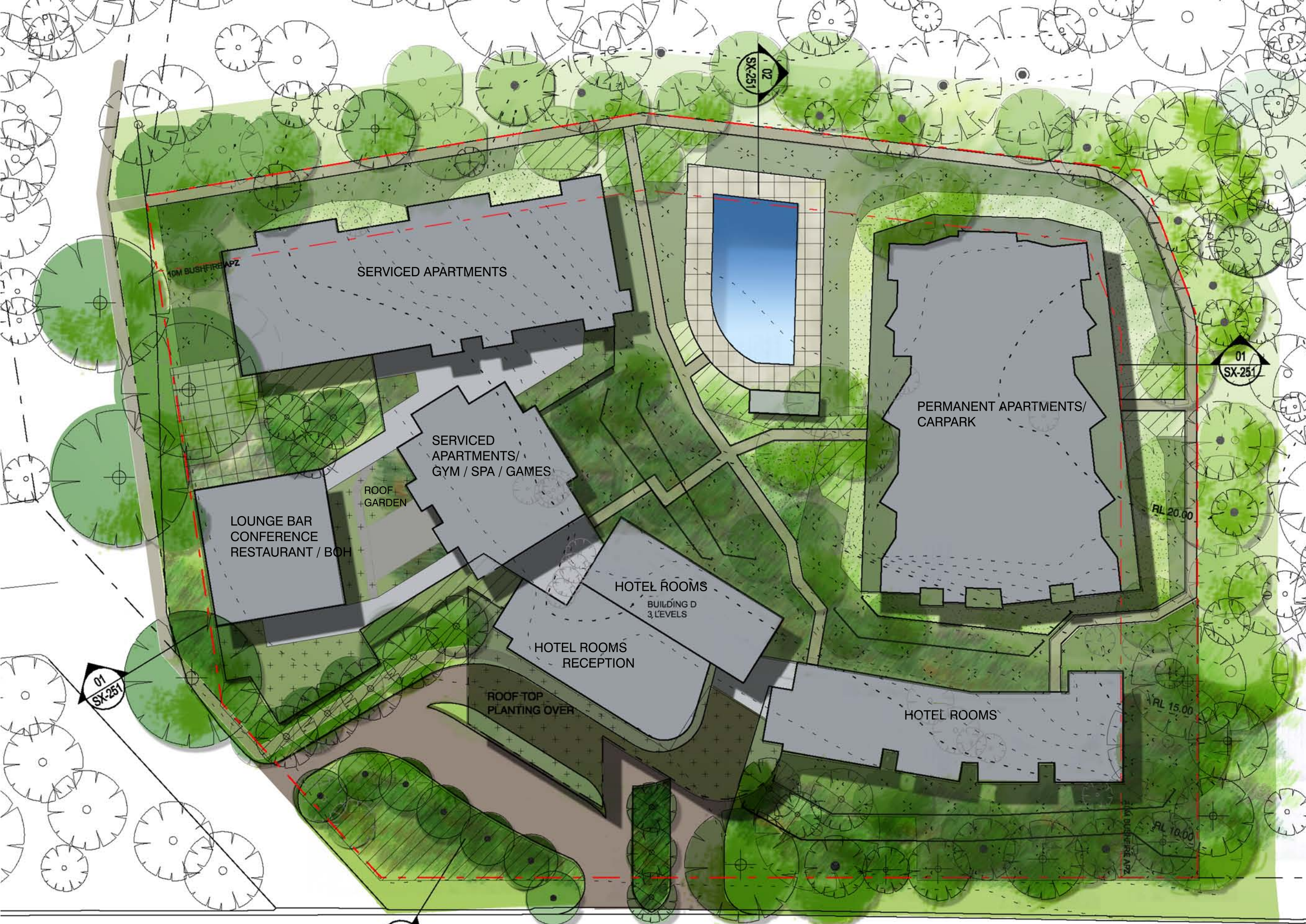
Description

**SECTIONS
SHEET 01**

Job Number Dwg. No. Revision

06 431 SK-251 A

X:\Drawings\2006\06 431 Salamander Shores\plan\SK-251.dgn



- EXISTING TO BE REMOVED**
- LARGESTROEMIA 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)
- EXISTING TO BE RETAINED**
- LOMANDRA LONGIFOLIA (MAT-RUSH)
 - RAPHIOLEPSIS 'ORIENTAL PEARL' (INDIAN HAWTHORN)
 - TRACHELOSPERMUM JASMINOIDES (STAR JASMINE)
- ROOF TOP PLANTING AS PER SHRUBS AND UNDERSTOREY ABOVE**
- TURF
 - PAVING

Legend

Rev.	Date	Amendment	Drawn
A	JULY '10	ISSUED TO DOP	JF/SE

Architect
DARYL JACKSON ROBIN DYKE PTY LTD ARCHITECTS
64 Rose Street Chippendale NSW 2008
t 9319 2955 f 9698 1116
djrd.com.au

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SAKE Development
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Scale @ A3 Date: 

1:750 7/07/2010

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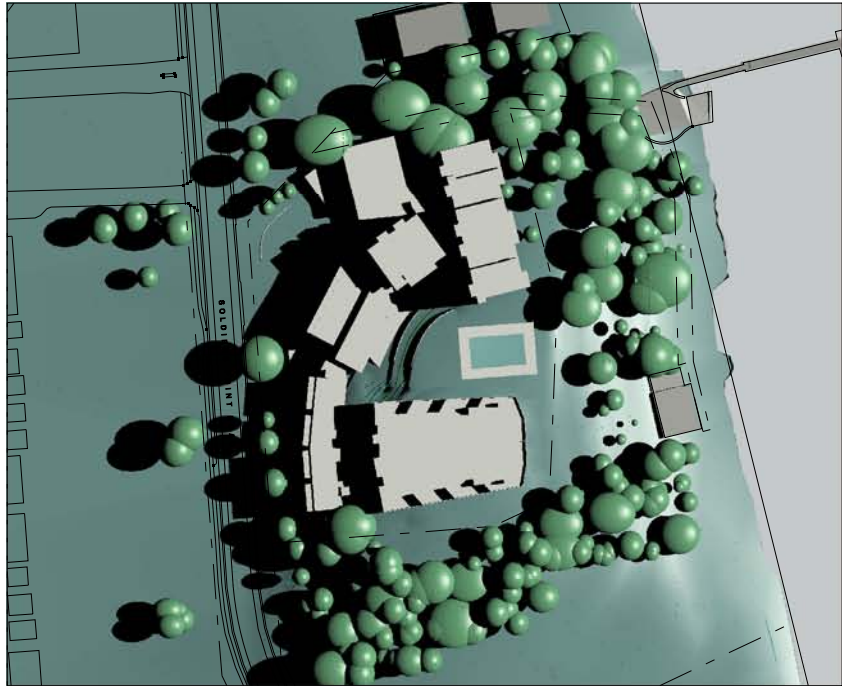
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LANDSCAPE PLAN

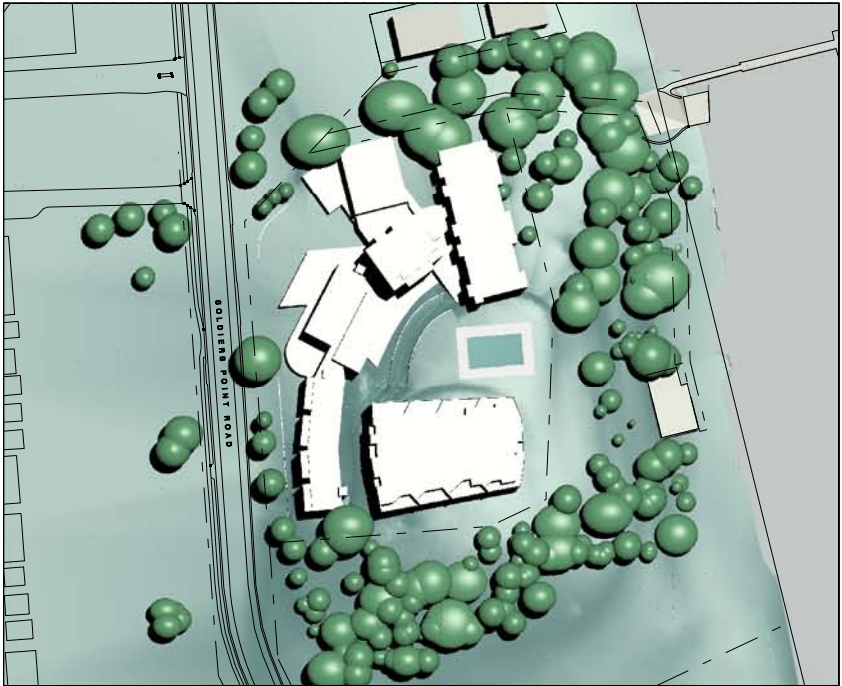
Job Number	Dwg. No.	Revision
06 431	SK-L01	A

JACKSON

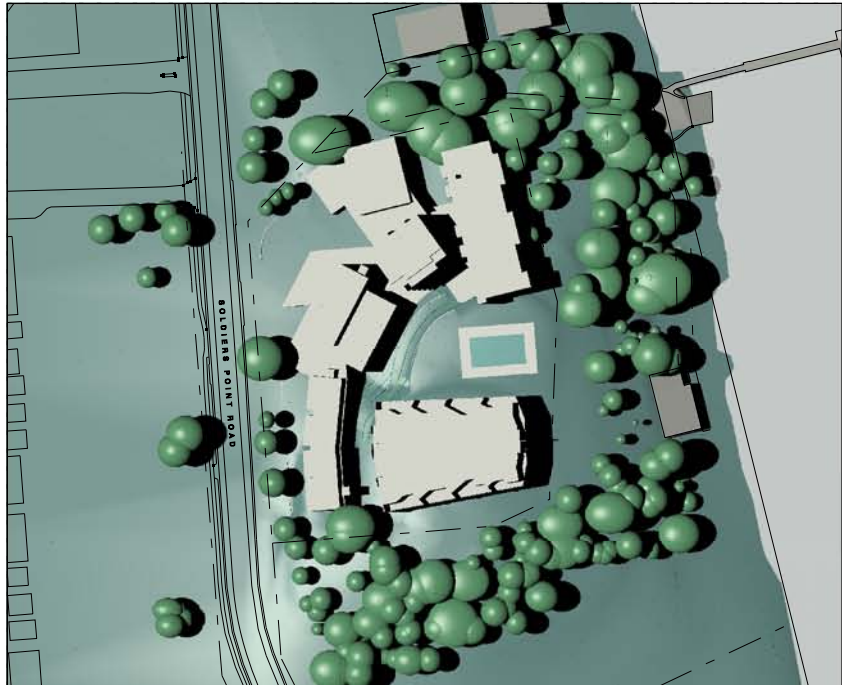
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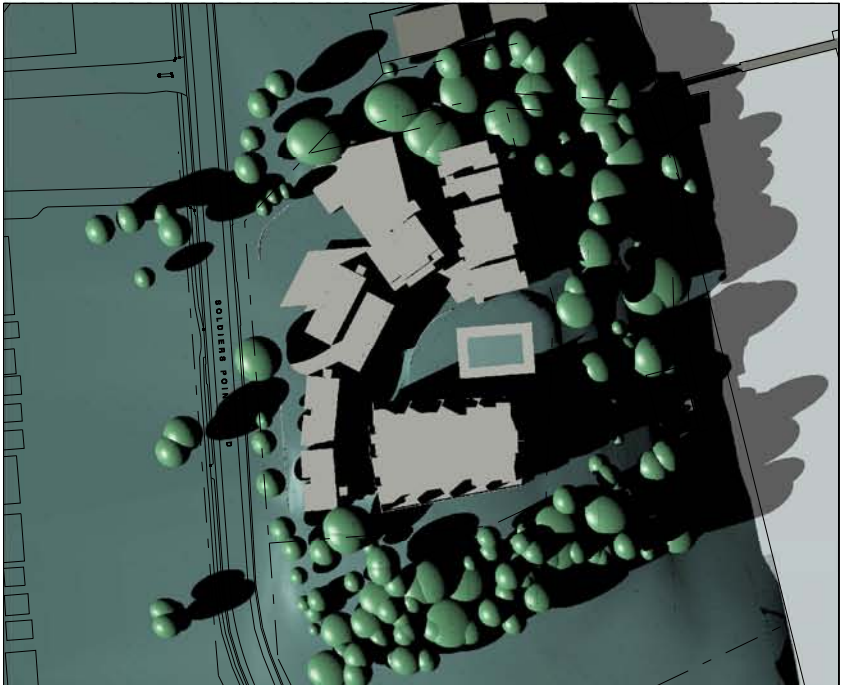
01 SHADOW DIAGRAM
SUMMER SOLSTICE, DEC 21, 9AM EDT



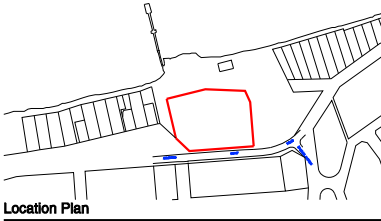
02 SHADOW DIAGRAM
SUMMER SOLSTICE, DEC 21, 12PM EDT



03 SHADOW DIAGRAM
SUMMER SOLSTICE, DEC 21, 3PM EDT



04 SHADOW DIAGRAM
SUMMER SOLSTICE, DEC 21, 6PM EDT



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DARYL JACKSON ROBIN DYKE PTY LTD ARCHITECTS			
64 Rose Street Chippendale NSW 2008			
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djd.com.au			

Planner
SAKE Development
Suite 11 340 Darling Street Balmn NSW 2041
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Scale @ A3	Date:
1:2500	7/07/2010



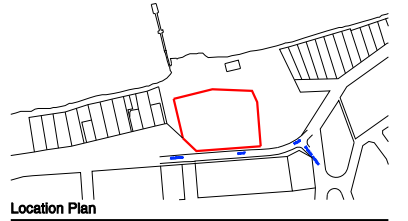
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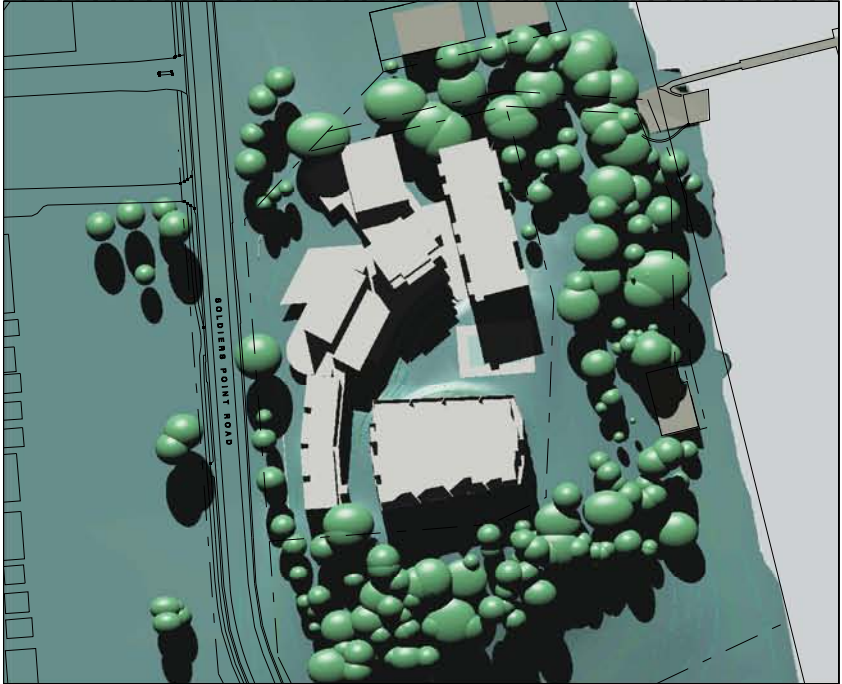
SHADOW DIAGRAMS

Job Number	Dwg. No.	Revision
06 431	SK-SH01	A

X:\Drawings\2008\06 431 Salamander Shores\plan\SK-SH01.dgn



01 SHADOW DIAGRAM
WINTER SOLSTICE, JUN 21, 9AM



02 SHADOW DIAGRAM
WINTER SOLSTICE, JUN 21, 12PM



03 SHADOW DIAGRAM
WINTER SOLSTICE, JUN 21, 3PM



04 SHADOW DIAGRAM
WINTER SOLSTICE, JUN 21, 6PM

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A	JULY '10	ISSUED TO DOP	JF/SE

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ARCHITECTS
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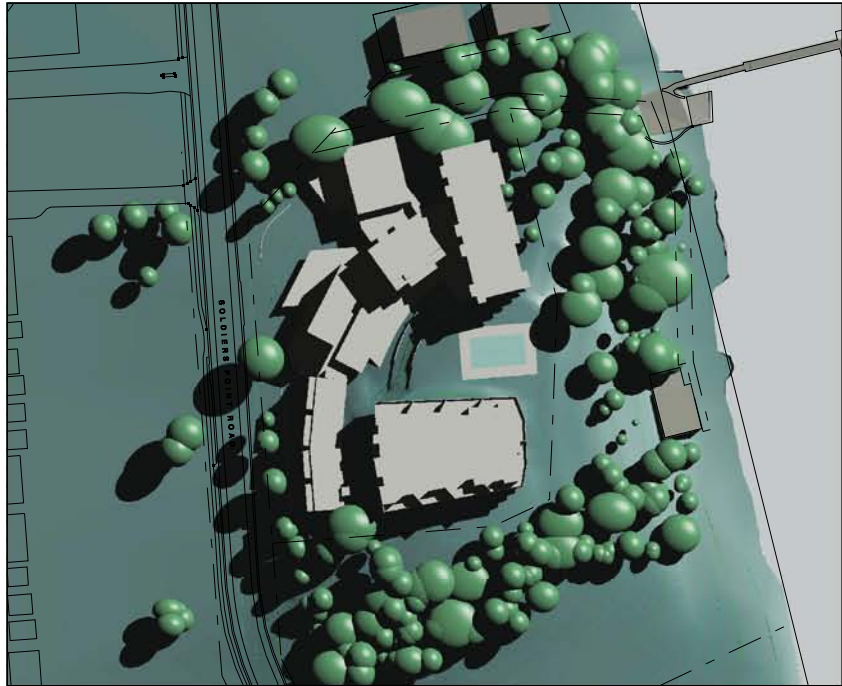
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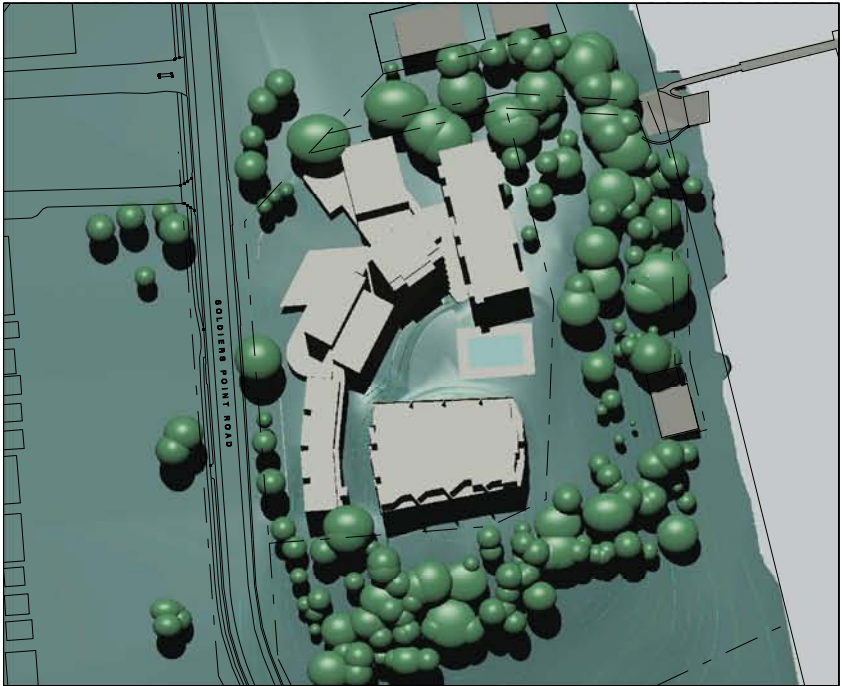
Description
SHADOW DIAGRAMS
WINTER SOLSTICE

Job Number	Dwg. No.	Revision
06 431	SK-SH02	A

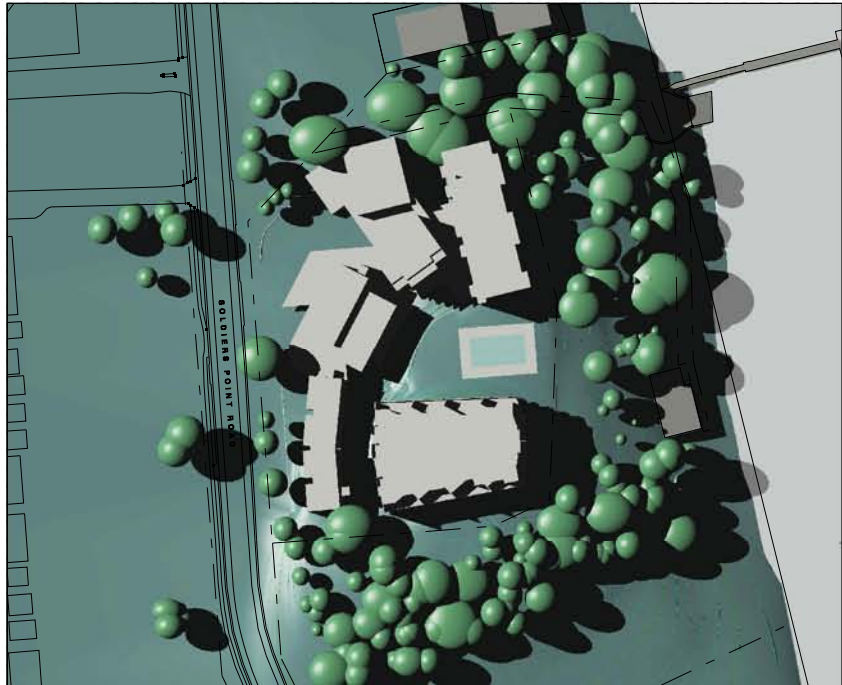
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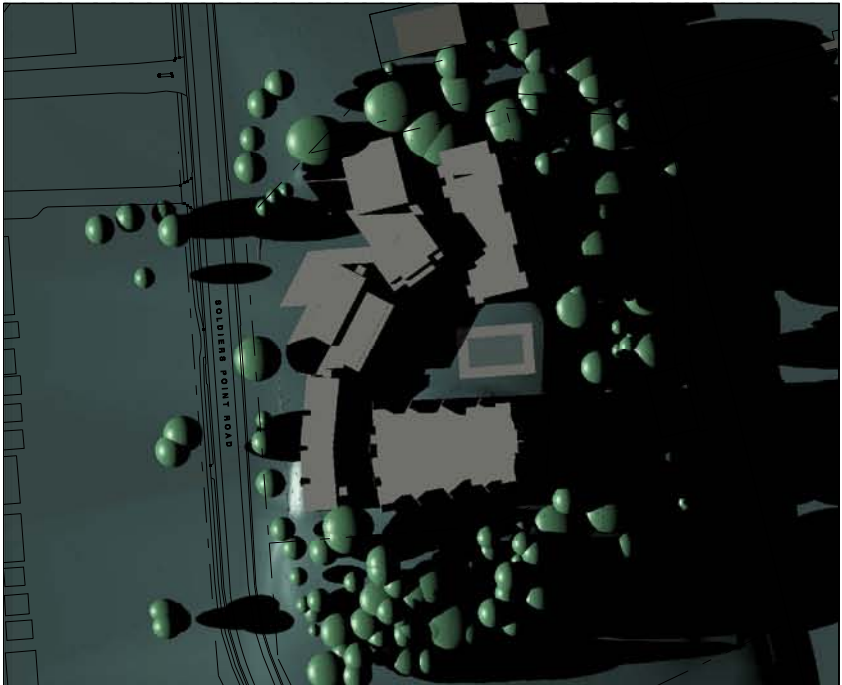
01 SHADOW DIAGRAM
EQUINOX, MAR/SEPT 21, 9AM



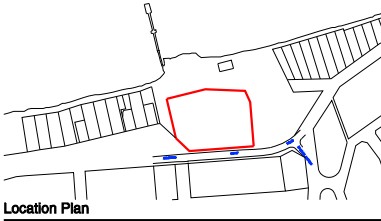
02 SHADOW DIAGRAM
EQUINOX, MAR/SEPT 21, 12PM



03 SHADOW DIAGRAM
EQUINOX, MAR/SEPT 21, 3PM



04 SHADOW DIAGRAM
EQUINOX, MAR 8PM EDT (SEPT SUNSET 6.03PM)



Rev.	Date	Amendment	Drawn
Architect			
DARYL JACKSON ROBIN DYKE PTY LTD ARCHITECTS			
64 Rose Street Chippendale NSW 2008			
t 9319 2955 f 9688 1116			
djrd.com.au			

Planner			
SAKE Development			
Suite 11 340 Darling Street Balmain NSW 2041			
t 9810 3801			

Email: sarah_kelly@optusnet.com.au

Client			
SALAMANDER SHORES HOTEL			

Project			
SALAMANDER SHORES			
147 SOLDIERS POINT ROAD			
SOLDIERS POINT			

CONCEPT PLAN APPLICATION

Scale @ A3	Date:	
1:2500	7/07/2010	

1 : 2500

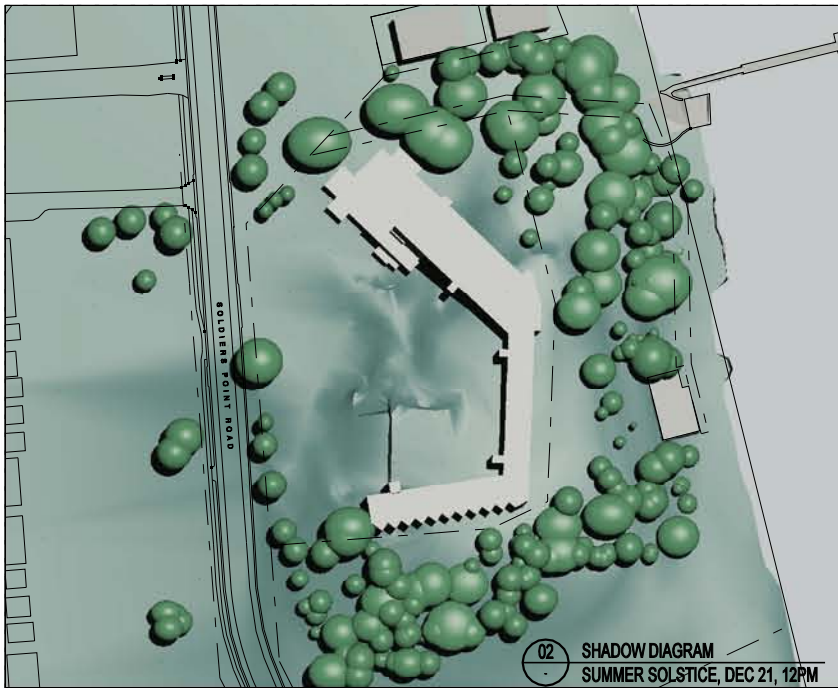
Description			
SHADOW DIAGRAMS			
EQUINOX			

Job Number	Dwg. No.	Revision
06 431	SK-SH03	A

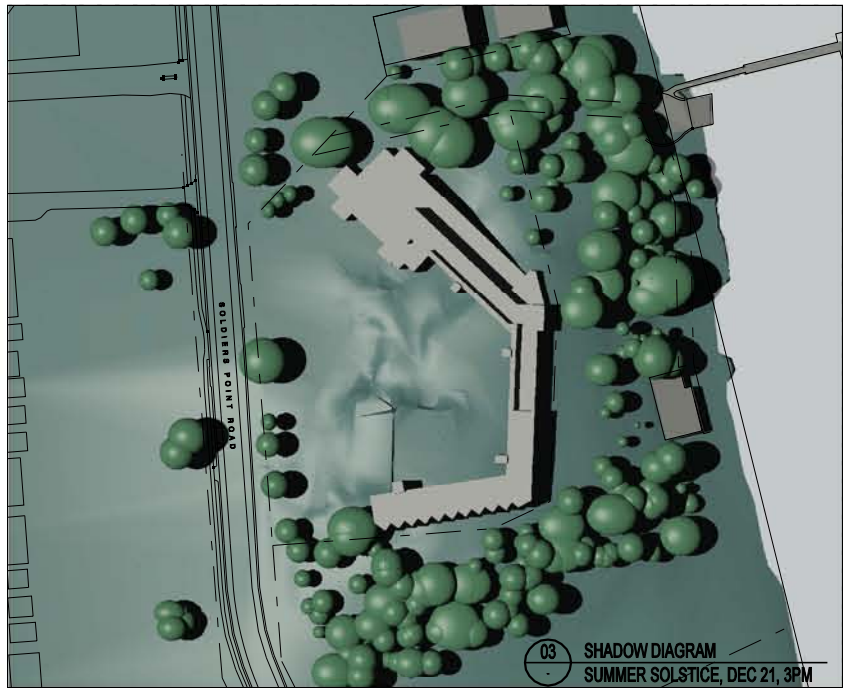
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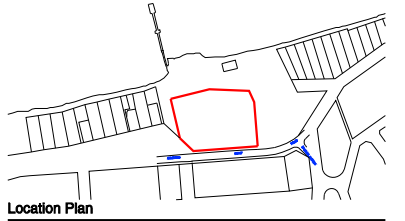
01 SHADOW DIAGRAM
SUMMER SOLSTICE, DEC 21, 9AM



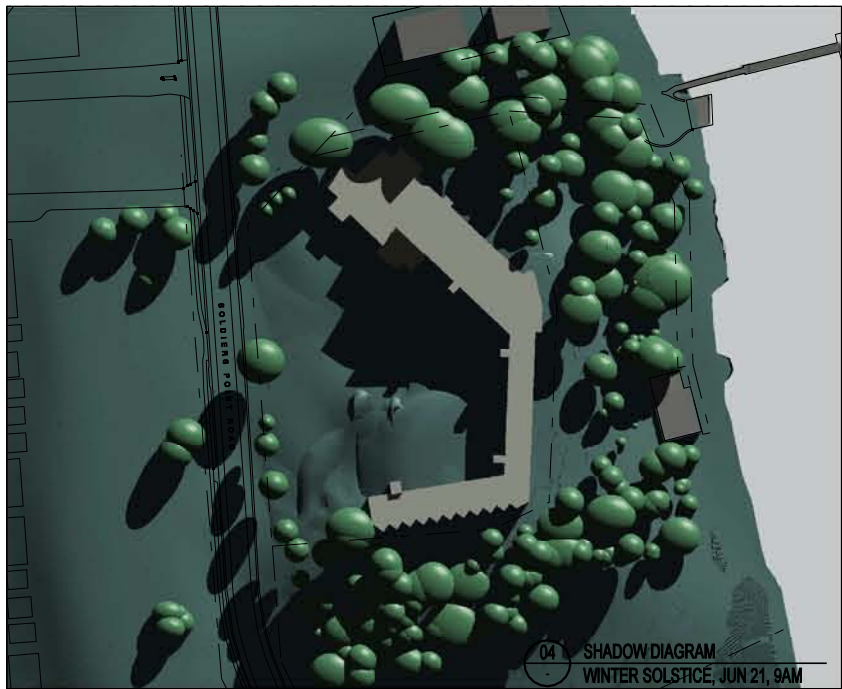
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SUMMER SOLSTICE, DEC 21, 12PM



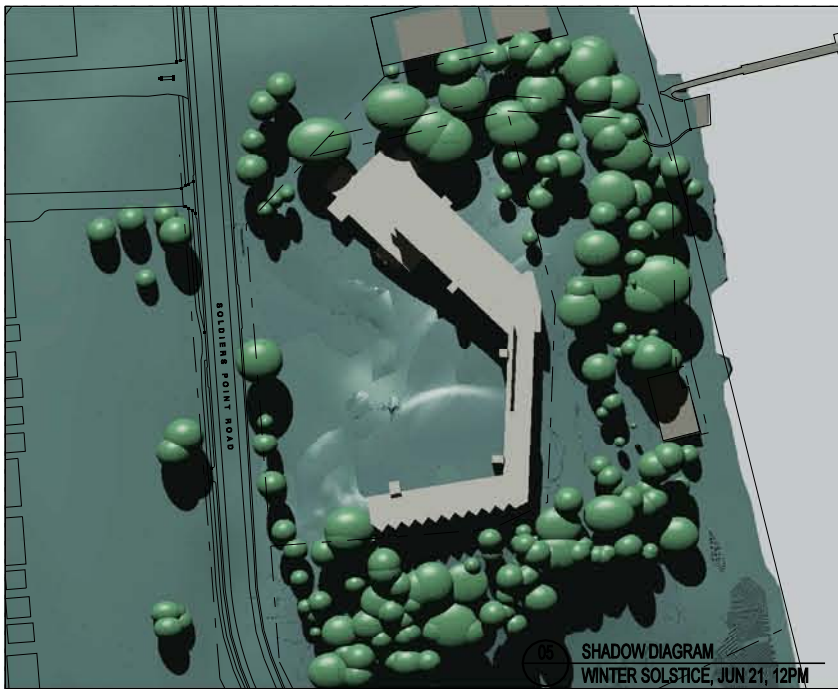
03 SHADOW DIAGRAM
SUMMER SOLSTICE, DEC 21, 3PM



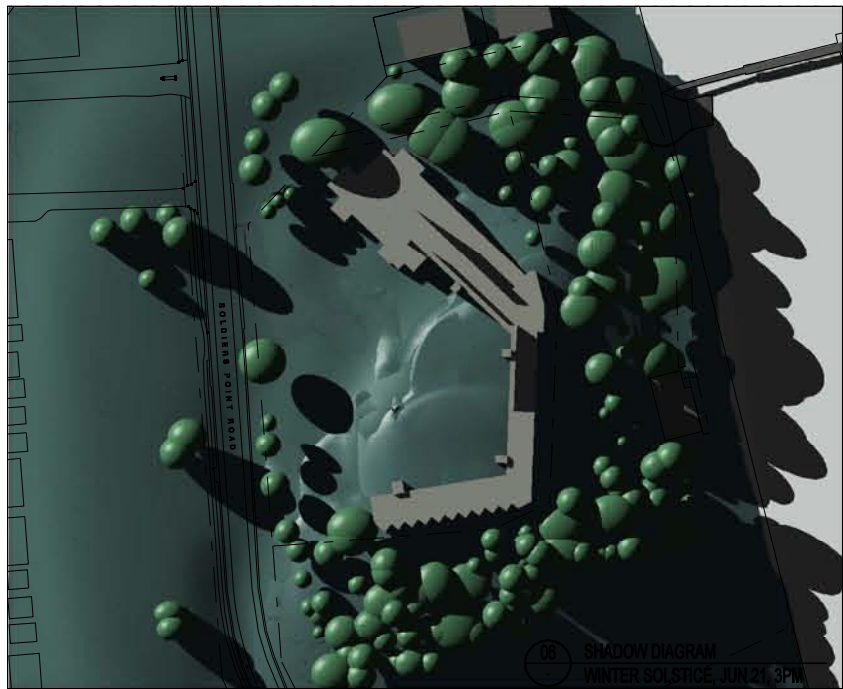
Location Plan



04 SHADOW DIAGRAM
WINTER SOLSTICE, JUN 21, 9AM



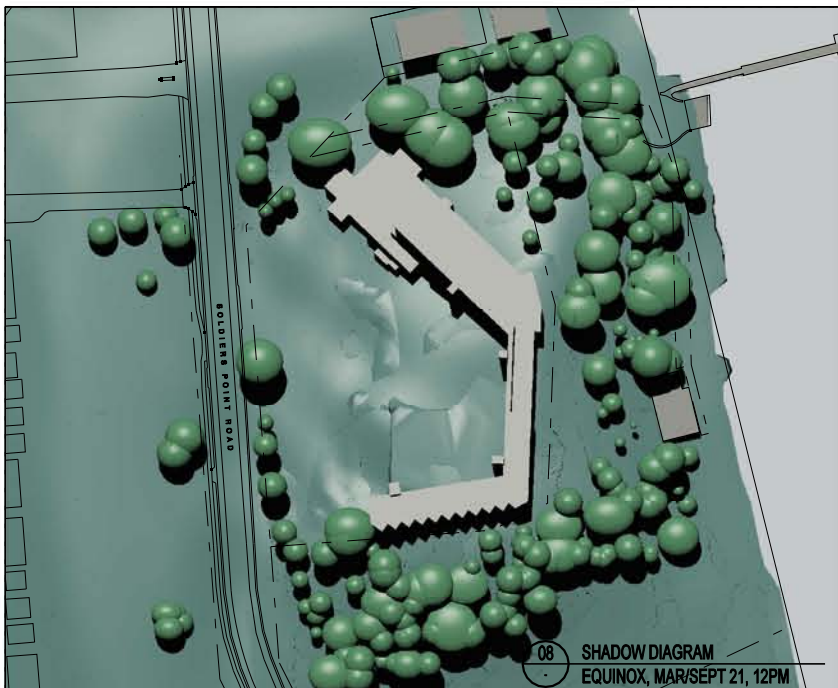
05 SHADOW DIAGRAM
WINTER SOLSTICE, JUN 21, 12PM



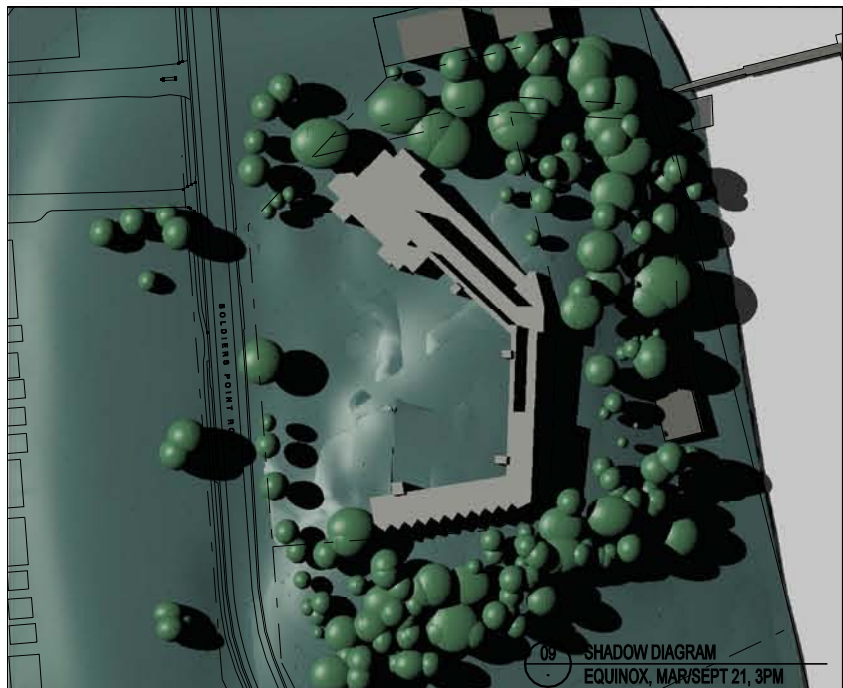
06 SHADOW DIAGRAM
WINTER SOLSTICE, JUN 21, 3PM



07 SHADOW DIAGRAM
EQUINOX, MAR/SEPT 21, 9AM



08 SHADOW DIAGRAM
EQUINOX, MAR/SEPT 21, 12PM



09 SHADOW DIAGRAM
EQUINOX, MAR/SEPT 21, 3PM

Rev.	Date	Amendment	Drawn
A	JULY '10	ISSUED TO DOP	JF/SE
Architect			
DARYL JACKSON ROBIN DYKE PTY LTD ARCHITECTS			
64 Rose Street Chippendale NSW 2008			
t 9319 2955 f 9688 1116			
djr.com.au			

Planner
SAKE Development
Suite 11 340 Darling Street Balmn NSW 2041
t 9810 3801

Email: sarah_kelly@optusnet.com.au

Client
SALAMANDER SHORES HOTEL

Project
SALAMANDER SHORES
147 SOLDIERS POINT ROAD
SOLDIERS POINT

CONCEPT PLAN APPLICATION

Scale @ A3
1:2500

Date:
7/07/2010



1 : 2500

Description

EXISTING
SHADOW DIAGRAMS

Job Number	Dwg. No.	Revision
06 431	SK-SH11	A

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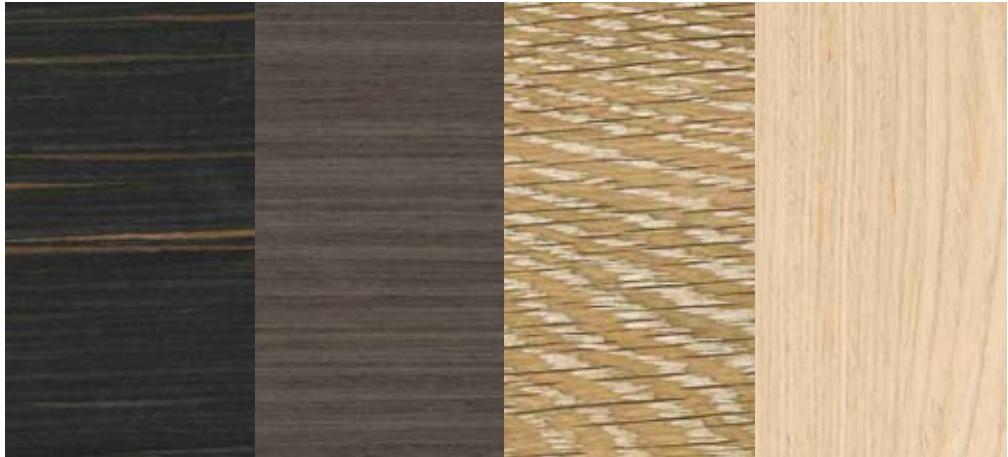
ROOFING TREATMENT AND TRIMS



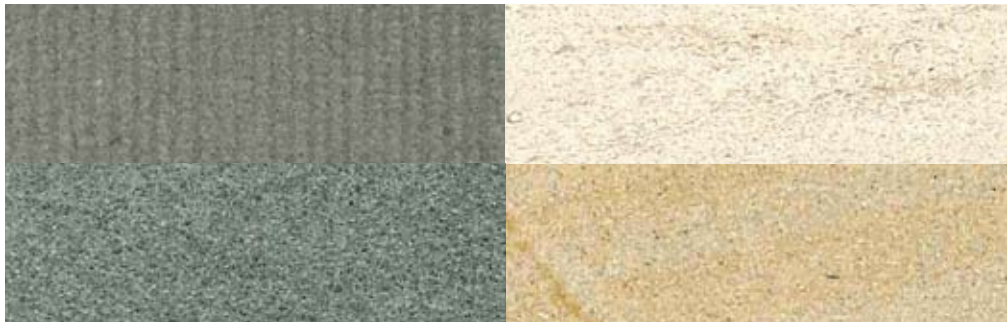
WALL CLADDING



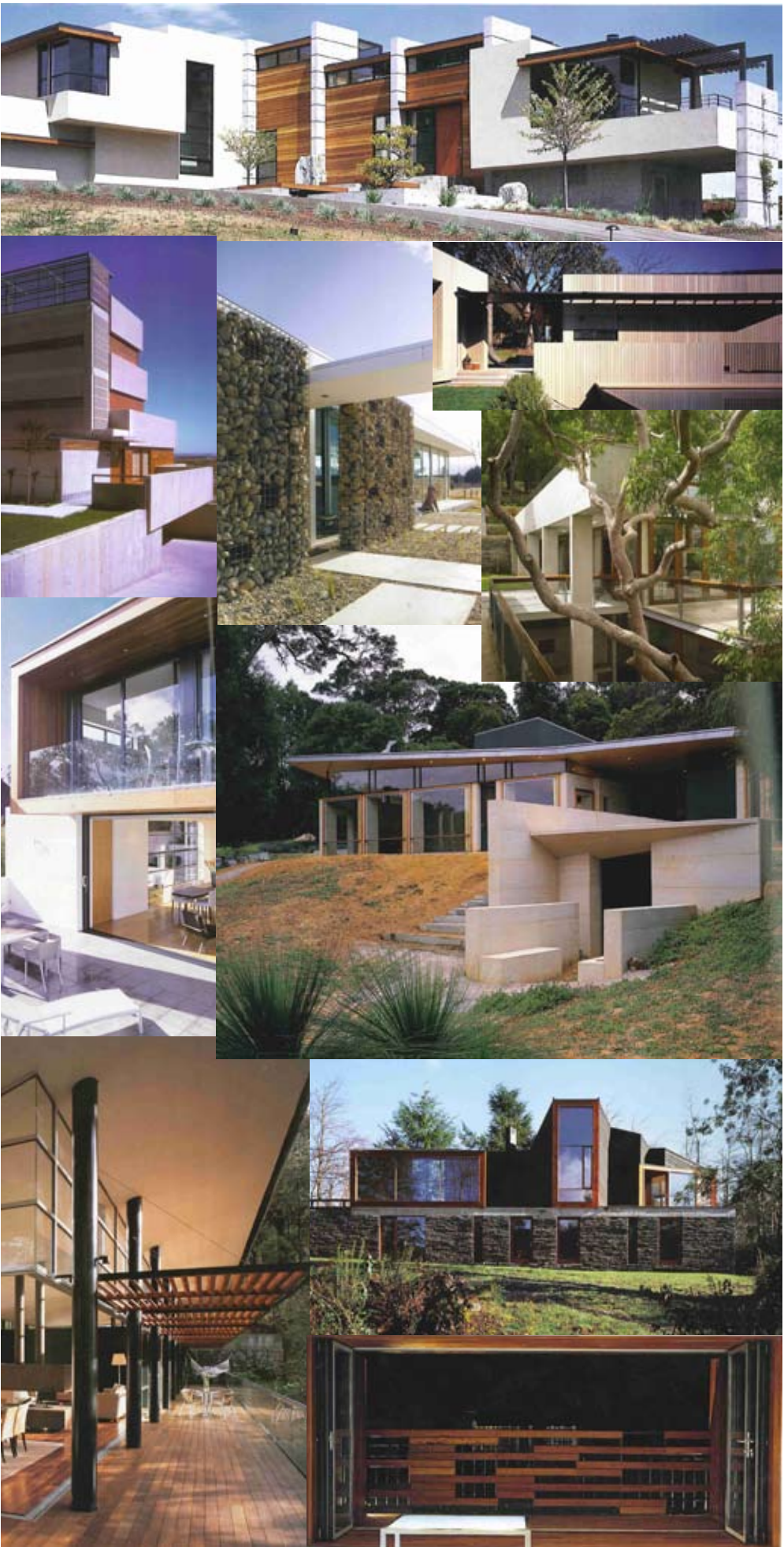
METAL WORK - WINDOW / BALUSTRADES / STRUCTURE



TIMBER - WALLS AND ACCENTS



STONE - LOWER AREAS



SALAMANDER SHORES HOTEL REDEVELOPMENT

SAKE DEVELOPMENT / DARYL JACKSON ROBIN DYKE ARCHITECTS