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Mr Peter Bacon
Salamander Properties Pty Ltd ATF
147 Soldiers Point Road,
SOLDIERS POINT NSW 2317

4th December 2023

Dear Peter,

**PROPOSED REDEVELOPMENT OF BANNISTERS RESORT, SOLDIERS POINT
CONCEPT APPROVAL No. MP06_0183
ASSESSMENT OF POTENTIAL FOR MODIFIED ARCHITECTURAL LAYOUT TO IMPACT ON
ORIGINAL FLOODING, STORMWATER AND GROUNDWATER FINDINGS**

I refer to the modification (MOD 2) to the existing Part 3A Concept Approval for the proposed redevelopment of Bannisters Hotel at Soldiers Point in Port Stephens. MOD 2 was submitted with supporting documentation in November 2021 and publicly exhibited for a period of 6 weeks up to 21st January 2022. MOD 2 was subsequently approved by the NSW Department of Planning and Environment on 28th June 2022.

The documentation supporting MOD 2 included a report prepared by Advisian titled, '*Bannisters Resort Redevelopment, Soldiers Point – Water Management, Flooding and Coastal Processes - Addendum Report*' (November 2021). This Addendum Report is a supplementary statement to the Water Management, Flooding and Coastal Process Report¹ that was published in 2010 in support of the original Concept Plan for the redevelopment of the hotel that was proposed at that time. The Addendum Report considers the changes to the development proposal outlined in MOD 2 and addresses relevant changes to statutory legislation and guideline criteria that have been adopted since the original Concept Plan was approved.

I understand from your recent email that there have been some minor changes to the development proposal since MOD 2 was approved. These changes have occurred as part of the design development process and are detailed in architectural drawings prepared by BatesSmart which are to be submitted under a further Modification Application to the NSW Department of Environment and Planning (MOD 4).

As requested, I have reviewed the latest drawings dated 8th November 2023 and have assessed whether the design changes have the potential to alter the conclusions detailed in Advisian's November 2021 report. Based on that review, I make the following comments.

1. The layout of the proposed development has changed. The plans presented overleaf show the proposed layout (left) and the layout that was approved under MOD 2 at the time Advisian's November 2021 Addendum Report was published (right).
2. The lowest ground floor entry for the proposed layout is at an elevation of 7.7 mAHD. The lowest basement level within the proposed layout is at an elevation of 1.7 mAHD, which is lower than was approved under MOD 2, being 5 mAHD. The vehicle entrance to the basement level is at an elevation of 7.7 mAHD. Therefore, both the ground floor and the vehicle entrance to the basement are above the Flood Planning Level (FPL) and the Year 2100 design 1% AEP flood level. As a result, floodwaters will not enter the basement via the vehicle entrance.

¹ Salamander Shores Hotel Pty Ltd (2010), '*Water Management, Flooding and Coastal Processes Report*', prepared by WorleyParsons



Figure A Proposed layout under MOD 4



Figure B Layout approved under MOD 2

3. The proposed layout indicates that the buildings on the southern side of the site (left side of the images shown above) are now to be connected, whereas in the approved layout they are not. This may impact on the movement of overland flows from rainfall falling on the site but the drainage infrastructure that is proposed as part of the development can be designed to cater for this.
4. The proposed layout change is not significant. As a result, the stormwater requirements including the pit and pipe network and the measures for stormwater treatment, will not change significantly. Notwithstanding, it is recommended that the stormwater system be reviewed and modified once the architectural related design modifications are finalised.
5. As was the case previously, groundwater is likely to be intercepted as a result of the basement and this should be collected and either pumped or drained into the sewer network.

In summary, I do not believe that the proposed changes to the building layout for the proposed redevelopment of the Bannisters Hotel manifest to change the flooding, stormwater and groundwater related findings detailed in Advisian's November 2021 report. The modified proposal will continue to address the relevant statutory legislation and guideline criteria that have been adopted since the original Concept Plan was approved.

I trust that the assessment outlined above is sufficient for your immediate needs. Please feel free to contact me on 0407 063711 should you require anything further.

Yours faithfully
ADVISIAN

Chris Thomas

Senior Principal
NSW & VIC Practice Lead – Water Resources