

Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

Application number	MP 08_0100
Project	Project application for demolition of the existing Stamford Plaza hotel and the construction of a new mixed use hotel, residential and retail development.
Location	33 Cross Street, Double Bay, Sydney.
Proponent	Ashington Management Pty Ltd
Date issued	28/8/08 <i>If the environmental assessment is not exhibited within 2 years after this date, the applicant must consult further with the Director General in relation to the preparation of the environmental assessment.</i>
Key issues	<p>The Environmental Assessment must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> • SEPP 55, 65, 66, Infrastructure 2007, BASIX 2004; • Eastern Subregional Metropolitan Strategy (Draft) • Woollahra LEP 1995, Double Bay Centre DCP • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. 2. Architectural, Building and Urban Design Impacts <ul style="list-style-type: none"> • The EA shall address the visual impact of the project in the context of adjoining development, impact on adjacent conservation area and if heritage item (on-site, adjoining and adjacent the site) and its setting and building mass as viewed from public areas. 3. Built Form The Department has concern regarding the proposed height of the development in particular the hotel residences on the north east corner of the site and the length/height of the hotel residences on the western edge. The EA shall address the appropriateness of the height, bulk and scale of the proposed development within the context of the surrounding development and mitigate potential impacts relating to loss of sunlight, privacy and views at neighbouring properties. The EA shall provide the following documents: <ul style="list-style-type: none"> • Comparable height study to demonstrate how the proposed height relate to the height of the existing development surrounding the subject site; • View analysis to and from the site from key vantage points and; • Options for building massing shall be provided. 4. Environmental and Residential Amenity (proposed development) The EA shall address solar access, acoustic privacy, visual privacy, view loss, and wind impacts and achieve a high level of environmental and residential amenity including measure for crime prevention 5. Public Domain <ul style="list-style-type: none"> • Interface of proposed development and public domain (where applicable); • Relationship to and impact upon existing public domain;

	<ul style="list-style-type: none"> • Provision of linkages with and between other public domain spaces including access rights, openness to the sky, legibility and "safer by design issues". <p>6. Transport and Accessibility (Construction and Operational)</p> <ul style="list-style-type: none"> • The EA must demonstrate the provision of sufficient on-site car parking for the proposal having regard to local planning controls and RTA guidelines. The EA shall also provide a Transport & Accessibility Impact Study prepared in accordance with the RTA's Guide to Traffic Generating Developments, considering traffic generation, any required road / intersection upgrades (including Cross St & New South Head Road, Cross St and Ocean Avenue & Bay Street and William St), access, loading dock(s), car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages. <p>7. Noise and Lighting Impacts</p> <ul style="list-style-type: none"> • Demonstrate that the proposal will be designed, constructed, operated and maintained so that there is no unacceptable level of noise impacts (including traffic noise) on amenity in the locality. <p>8. Construction Impacts</p> <ul style="list-style-type: none"> • Address measures to ameliorate potential impacts arising from the construction of the proposed development. <p>9. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> • The proposal is to be designed to incorporate ESD principles in the design, construction and ongoing operation phases; and • Provide an assessment of the new hotel building against industry best standards sustainability initiatives (i.e. the Department of Environment and Climate Change's <i>NABERS Energy and Water Rating for Hotels</i>). <p>10. Drainage/Flooding</p> <ul style="list-style-type: none"> • The EA shall address drainage/flooding issues associated with the development/site, including: stormwater, the potential effects of climate change, sea level rise and an increase in rainfall intensity, drainage infrastructure and incorporation of Water Sensitive Urban Design measures. <p>11. Contributions</p> <ul style="list-style-type: none"> • The EA shall address provision of public benefit, services and infrastructure having regard to the Council's Section 94/94A Contribution Plan and/or details of any Voluntary Planning Agreement. <p>12. Utilities</p> <ul style="list-style-type: none"> • In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works. <p>13. Staging</p> <ul style="list-style-type: none"> • The EA must include details regarding the staging of the proposed development (if proposed) <p>14. Consultation</p> <ul style="list-style-type: none"> • Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.
Deemed refusal period	60 days.

Plans and Documents to accompany the Application

Plans and Documents of the development

The following plans, architectural drawings and diagrams of your proposal as well as the relevant documents will be required to be submitted for your application:

1. The **existing site survey plan** is to be drawn to 1:500 scale (or other appropriate scale) and show:
 - the location of the land, the measurements of the boundaries of the land, the size of the land and north point;
 - the existing levels of the land in relation to buildings and roads;
 - location and height of existing structures on the site; and
 - location and height of adjacent buildings and private open space.
 - all levels to be to Australian Height Datum.
2. A **Site Analysis Plan** must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, property dimensions, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc).
3. A **locality/context plan** drawn to 1:500 scale (or other appropriate scale) should be submitted indicating:
 - significant local features such as parks, community facilities and open space and heritage items;
 - the location and uses of existing buildings, shopping and employment areas;
 - traffic and road patterns, pedestrian routes and public transport nodes
 - The existing site plan and locality plan should be supported by a written explanation of the local and site constraints and opportunities revealed through the above documentation.
4. The **Environmental Assessment** in accordance with the Director-General's Environmental Assessment Requirements as outlined in The Key Issues.
5. The **Architectural drawings** (where relevant) are to be drawn to scale and illustrate the following:
 - the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land;
 - detailed floor plans of the proposed buildings;
 - sections and elevations including detailed sections of the proposed building;
 - the location and size of vertical and horizontal circulation of lifts, stairs and corridors;
 - fenestrations, balconies and other features;
 - communal facilities and servicing points;
 - accessibility requirements of the Building Code of Australia and the Disability Discrimination Act;
 - the height of the proposed development in relation to the land;
 - any changes that will be made to the level of the land by excavation,

	<ul style="list-style-type: none"> filling or otherwise; • the level of the lowest floor, the level of any unbuilt area and the level of the ground; • parking arrangements, where vehicles will enter and leave the site, and how vehicles will move about the site; • pedestrian access to, through the retail arcade and within the site. <p>6. Visual aids such as a photomontage and or models must be used to demonstrate visual impacts of the proposal in particular having regard to the siting and design, bulk and scale relationships, appropriate use of materials.</p> <p>7. The shadow diagrams showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.</p> <p>8. The Other plans including (where relevant):</p> <ul style="list-style-type: none"> • Stormwater Concept Plan - illustrating the concept for stormwater management from the site to the Council drainage system and include a detailed site survey. Where an on-site detention system is required or being provided, the type and location must be shown and must be integrated with the proposed landscape design. Site discharge calculations should be provided and the must include details of all major overland flow paths; • Erosion and Sediment Control Plan – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site; • View analysis - artists impression, photomontages, etc of the proposed development in the context of the surrounding development, including from the harbour; • Coloured elevations - of the proposed buildings drawn to the same scale as the architectural drawings. The elevations are to indicate height and key datum lines, building length and articulation, materials and finishes, the composition of the façade and roof design, existing buildings on the site, building entries (pedestrian, vehicular and service), and profile of buildings on adjacent properties; • Landscape Concept Plan – plan or drawing that shows the basic detail of planting design and plant species to be used, listing botanical and common names, mature height and spread, number of plants to be utilised and surface treatments (i.e. pavers, lawn etc).
<p>Documents to be submitted</p>	<ul style="list-style-type: none"> • 12 hard copies of the Environmental Assessment; • 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size (see below). • If the Environmental Assessment is bulky and lengthy in volume, you will be required to package up each Environmental Assessment ready for distribution by the Department to key agencies.
<p>Electronic Documents</p>	<p>Electronic documents presented to the NSW Department of Planning for publication via the Internet must satisfy the following criteria:</p> <ul style="list-style-type: none"> • Adobe Acrobat PDF files and Microsoft Word documents must be no bigger than 1.5 Mb. Large files of more than 1.5 Mb will need to be broken down

and supplied as different files;

- File names will need to be logical so that the Department can publish them in the correct order. Avoid sending documents that are broken down in more than 10 files;
- Image files should not be bigger than 2Mb. The file names will need to be clear and logical so the Department can publish them in the correct order;
- Graphic images will need to be provided as [.gif] files;
- Photographic images should be provided as [.jpg] files;
- Large maps will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each;
- Images inserted into the document will need to be calibrated to produce files smaller than 1.5Mb. Large images will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. The file names will need to be clear and logical so the Department can publish them in the correct order.

Alternatively, these electronic documents may be placed on your own web site with a link to the Department of Planning's website.

