



NSW GOVERNMENT
Department of Planning

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23 JUL 2009

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Mr Murray Donaldson
Architectus Sydney
Level 3
341 George Street
SYDNEY NSW 2060

Our ref: MP08_0100
File: S08/00819-1

Dear Mr Donaldson

Mixed use hotel, residential and retail development and associated car parking (MP08_0100) - 33 Cross Street, Double Bay.

Thank you for your letter outlining three possible design options for the above proposal in partial response to issues raised by the Department in its letter dated 12 June 2009 and our subsequent meeting on 23 June 2009.

I note that you have provided a summary of the three options including variations to the proposed tower elements and the north east building in terms of height, bulk and scale. The analysis of design options is a key factor in assessing the environmental impacts of this proposal.

It is considered appropriate at this time for you to submit your full response to the Department's letter of 12 June 2009, including the required additional information. It is expected that this response will form part of your Preferred Project Report.

The Preferred Project Report should include a comprehensive analysis of the design options tabled at the meeting in the context of the Department's concerns and the strong community concern about the height, bulk and scale of the tower elements of the proposal. Your PPR should also include your preferred final development option for the site for assessment by the Department and determination by the Minister.

In this regard, the Department is proposing to engage the NSW Government Architect's Office to provide independent advice on the proposal. This expert review will be based on your Preferred Project Report and will form part of the Department's assessment of your application.

Should you have any enquiries, please contact Michael Woodland, Director Urban Assessments on 9228 6150 or michael.woodland@planning.nsw.gov.au

Yours sincerely

Richard Pearson
Deputy Director General
Development Assessment & Systems Performance