



NSW Government

Department of Water & Energy

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Department of Planning
The Director, Urban Assessments
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14 May 2009

Dear Mr Woodland,

Subject: MP 08_0100 – Mixed Use Hotel, Residential and Retail Development 33 Cross Street Double Bay (former Stamford Plaza Hotel)

I refer to your letter dated the 10 April 2009 seeking the Department of Water and Energy's (DWE) comments on the Environmental Assessment (EA) for the proposed mixed use hotel, residential and retail development at Double Bay. The proposed development is quite controversial within the community therefore it is important that all issues are addressed adequately. The Department offers the following comments.

Groundwater: A shallow water table exists at a depth of 2m below Cross Street and is below the lowest basement slab of the existing building. The EA states there will be no changes to the existing basement floor therefore the development will not affect water flows or the watertable in the vicinity of the development. There appears to be minor excavation with some material being removed from the site as a result of drilling the piers. It is a bit unclear if the watertable will be intercepted by drilling the piers. The proponent will be required to determine if the works will intercept the watertable prior to undertaking any excavation. If the watertable will be intercepted as a result of these works, the proponent should be made aware that a **dewatering licence is required from DWE** prior to any excavation on the site.

Acid sulfate soils: The environmental assessment states the effect of any acid sulfate soil is not anticipated to be great. The EA also outlines some material will be removed from the site as a result of drilling the piers. Therefore, acid sulfate soils, if present may be disturbed as a result of drilling the piers. The proponent will need to refer to the Acid Sulfate Soil Manual for identification and appropriate management of these soils. The DWE is concerned about potential effects of disturbed acid sulfate soils on the water quality of the shallow groundwater table.

Stormwater Management: The proposal involves the redevelopment of the current site, with a new building partially replacing the existing building. The proposed development will use the existing connection to the stormwater mains. Also the EA outlines the stormwater system will be upgraded to meet a 10% increase in rainfall due to climate change by increasing the pipe diameter, pipe grade and pipe capacity.

DWE considers all stormwater management should be designed in accordance with 'Managing Urban Stormwater – Soils and Construction Volume 1 (Landcom, 2004). Appropriate stormwater management will need to be implemented to minimise impacts on surface water and groundwater quality, downstream environments, infrastructure and adjoining land.

If you require clarification on any of the above please don't hesitate to me on (02) 6701 9652.

Yours sincerely,



Christie Jackson
Planning and Assessment Coordinator