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CM032-09

Critical Infrastructure and Special Projects
Department of Planning
GPO Box 39
Sydney NSW 2001

Cc: Councillor Andrew Petrie, Mayor, Woollahra Council

5 June 2009

Re: Application Number: MP 08_0100 - Proposed Redevelopment of the Stamford Plaza Hotel, 33 Cross Street Double Bay

The Sydney Coastal Councils Group (SCCG) would like to take this opportunity to provide comment on the Proposed Redevelopment of the Stamford Plaza Hotel, 33 Cross Street Double Bay. Applications of this nature must be assessed appropriately as they set a regional precedent and potentially affect regional amenity to iconic sites such as Sydney Harbour.

The SCCG supports the view of Woollahra Council that approval of this application should not be granted due to the following issues of regional significance:

- The scale and regional impact of the proposal; and
- The overriding of existing local Environmental Planning and Policy.

The scale and height of the proposal is significantly greater than existing development within the Double Bay precinct and importantly inconsistent with the Woollahra Local Environmental Plan 1995 and the Double Bay Centre Development Control Plan. As a result the proposal will have the following impacts on Double Bay and surrounding suburbs:

- Significant and unreasonable overshadowing of both public and private land.
- Adversely impact on the views of Sydney Harbour enjoyed by the residents, businesses and visitors.

Of greatest concern to the SCCG is that approval of this application would effectively exclude Woollahra Council from the approval process and override locally developed and gazetted Environmental Planning Instruments. The planning controls developed for Double Bay were the result of four years intensive work from 1998 to 2002 and were prepared with wide community participation.

The SCCG believes that the existing Woollahra Council instruments must be given significant weight in the assessment of any Development Application for the area. Part 3A of the NSW Environmental Planning and Assessment Act 1979 (EPA Act) should not be used to grant consent to proposals which are clearly inconsistent with local planning controls.

To address these concerns the SCCG supports the view of Woollahra Council that the NSW Department of Planning not grant approval for this application and return the

Development Application to Woollahra Council for assessment and determination under part 4 of the EPA Act.

I trust that the information provided in this submission will receive the appropriate attention. If you wish to clarify any matter in this correspondence or require further information please contact me directly at wcmurdo@hornsby.nsw.gov.au or the SCCG Senior Coastal Projects Officer, Craig Morrison on (02) 9246 7702 and craig@sydneycoastalcouncils.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'W McMurdo', written in a cursive style.

Clr. Wendy McMurdo
Chairperson