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25 FEB 2009

Director-General

23 February 2009

Mr Sam Haddad
Director General
NSW Department of Planning
GPO Box 39
SYDNEY NSW 2000

Dear Mr Haddad,

**Declaration of a Major Project & Request for Environmental Assessment Requirements
under Part 3A of the Environmental Planning & Assessment Act
Sydney Park Hyatt Hotel, 7 Hickson Road, The Rocks**

We act on behalf of Daisho Development Sydney Pty Ltd, who are the current leasehold owners of the Park Hyatt Hotel, located at 7 Hickson Road, The Rocks.

This letter seeks the following:

- A declaration from the Minister for Planning under Clause 6 of State Environmental Planning Policy (Major Projects) 2005 (SEPP Major Projects) that the proposed development works located at the ground floor of the Park Hyatt Hotel be considered a Major Project.
- The provision of Director General's Environmental Assessment Requirements in order to allow the preparation of a detailed environmental assessment.

1.0 Site Context

The Park Hyatt Hotel is located at 7 Hickson Road, The Rocks and is legally described as Lot 2 in DP 804776. It is an irregular shaped allotment with a frontage to Hickson Road of 174 metres and a total site area of 4,592 square metres. The curvilinear configuration of the site has dictated the serpentine building footprint of the existing hotel which follows the northern curvature of Campbell's Cove.

The site is owned by the Sydney Harbour Foreshore Authority (SHFA) with a 99 year leasehold in operation.

The site is relatively isolated from adjacent developments, being bound by Hickson Road and the Sydney Harbour Bridge to the west and Dawes Point Park to the north. The site is located within the historic "Rocks" precinct of Sydney Cove, which has international tourism recognition. The site directly abuts the waterfront promenade that extends along the western edge of Sydney Cove, providing pedestrian access from Dawes Point to Circular Quay.

2.0 Legislative Framework

This declaration is sought under Schedule 2 (10)(1)(a) of State Environmental Planning Policy (Major Projects) 2005.

Schedule 2 'Part 3A projects- specified sites' states:

10 Sydney Harbour Foreshore Sites

(1) Development (with a capital investment value of more than \$5 million) within the area identified on the following maps to this Schedule

(a) Circular Quay- Map 9

The subject site is wholly contained within the Circular Quay precinct. Accordingly, subject to the proposed works having a capital investment of more than \$5 million, the Minister for Planning has the discretion to declare the proposal a Major Project under the SEPP.

3.0 Proposed Works

The proposed works involve the redevelopment of the ground floor of the existing hotel to improve amenity, and the overall function and operation of the hotel. The majority of works are proposed in the lobby, circulation spaces and the dining areas, and are generally contained within the existing building envelope.

The proposed redevelopment can be broken down into four main categories of building works:

3.1 External Works and Lobby

- The main entry to the hotel from Hickson Road will be regraded, eliminating an existing step at the buildings entrance, thereby improving access to and from the building.
- New glazing to the ground floor of the building façade will reduce the impact of car lights shining into the hotel lobby.
- The cashier, check-in counter and concierge will be relocated to better improve the functioning of the hotel, and improve views towards the harbour from within the lobby.
- New stairs will be provided on the southern side of the building between the lobby and the public concourse.
- The ground floor façade fronting the public concourse will be upgraded, with doors inserted to allow access to/from the lobby and public concourse.

3.2 Circulation Spaces, Dining Areas and Guesthouse

- The dining areas and guesthouse will be completely refurbished to improve access to the building.
- The guesthouse, at the southern end of the building will be refurbished in order to serve as a private function space.
- The dining area will now also serve as a lounge, providing views towards the opera house and harbour.
- The circulation spaces will be opened up to provide views from deeper within the floor plate.

3.3 Base Building/ BCA Upgrade

- Various components of the mechanical and electrical systems will be upgraded in order to deal with the reconfigured spaces and provide optimum performance, provide greater control and minimise energy usage.
- All required BCA upgrade works will be identified in a BCA report and appropriate rectification measures undertaken.
- An accessibility consultant will also be advising on measures required to improve accessibility.

3.4 Soft Refurbishment

- A number of areas at ground floor level will undergo a soft refurbishment including the business centre, men's toilets, salon, meeting room and kitchen.

A preliminary plan has been prepared illustrating the ground floor proposed works, with the extent of works shown highlighted in blue. The preliminary plan is attached to this submission.

4.0 Estimated Cost of Proposed Works

The capital investment for the proposed works is estimated to be \$7.07 million, which is above the minimum \$5 million threshold. In confirming this, a Quantitative Survey (QS) has been undertaken in providing an itemised breakdown for the proposed works. The QS Statement has been prepared by Currie & Brown and is also enclosed as part of this letter.

5.0 Preliminary Environmental Assessment

Given the minor nature and scope of the works proposed, we formally seek as part of this declaration the Director General's Environmental Assessment Requirements (DGEAR's). In identifying the proposals likely environmental impacts, we have undertaken a preliminary environment assessment looking at a number of key issues. These include:

5.1 Traffic and Access

The driveway entrance to the hotel from Hickson Road will be regraded to remove the existing step between the driveway and the entrance doors to the hotel. This will improve access to the hotel and the overall functioning of the main entrance.

The proposed development will not have any traffic and access implications other than during the construction phase when access to the hotel via the main entrance will be disrupted. Whilst pedestrian access will still be available, vehicles are unlikely to be able to stop in this area for the short period of time required to regrade the entrance. There is however adequate on-street parking available to suitably drop off guests and unload luggage, with hotel employees also stationed at the front entrance to assist guests with luggage etc. Hotel employees will also be available to provide guests with the most suitable and direct access to the hotel during the construction phase.

5.2 Public Promenade

New stairs are proposed to be constructed on the public promenade along the southern boundary of the site. This will provide a direct and legible connection between the hotel lobby and the public promenade.

The new stairs will reduce the width of the public promenade at a specific point from approximately 8.28m to 6.53m (a reduction of 1.75m). This reduction in width will only have a slight impact on pedestrian movement patterns along the promenade, given the volume of traffic along the promenade and that a considerable width of approximately 6.53m remains.

5.3 Building Façade

Changes to the façade of the hotel include new glazing at the hotel's entrance adjoining the driveway to reduce the impact of car lights shining into the hotel lobby. Changes will also be made to the southern façade of the lobby, with the existing windows replaced with glass doors in allowing access to/from the lobby and public concourse via the new stairs.

No large scale changes to the building façade are proposed, nor any change in the materiality or finishes of the building. Accordingly, the proposed changes are minor and are not considered in any way of detriment to the architectural character or merit of the building.

5.4 Construction and Waste Management

It is anticipated that given the scope of works proposed, that there is unlikely to be any unreasonable impacts during the construction phase of the project.

A Construction and Waste Management Report will be prepared as part of the preparation of the more detailed environmental assessment. This report will outline the measures to safeguard the public, minimise the disruption to pedestrian traffic and protect the environment during the construction phase.

6.0 Staging

Given the minor scope of works proposed, no staging of the works is proposed.

7.0 Conclusion

Given the requirements of the SEPP Major Projects, we kindly request that:

- The Minister for Planning declare the project a Major Project under the SEPP.
- That following this declaration, that the Director General's Environmental Assessment Requirements (DGEAR's) be issued.

We trust that this is an acceptable approach and look forward to your response at your earliest convenience. If you have any questions arising from this request, please do not hesitate to contact the undersigned or Matthew Paduch of this office on 8233 9900.

Yours sincerely,



Tim Blythe
Director- Planning and Design