

Director-General's Requirements

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

Application number	MP 09_0044
Project	Redevelopment of the Park Hyatt Hotel, The Rocks
Location	7 Hickson Road, The Rocks
Proponent	Urbis Pty Ltd on behalf of Daisho Development Sydney Pty Ltd
Date issued	4 June 2010
Expiry date	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.
Key issues	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant EPI's policies and guidelines Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> • State Environmental Planning Policy (Major Development) 2005 • State Environmental Planning Policy No. 55 – Remediation of Land • The Sydney Cove Redevelopment Authority Scheme (SCRA); • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; • Sydney Harbour Foreshores and Waterways Area Development Control Plan • NSW State Plan, Sydney Metropolitan Strategy and the draft Sydney City Subregional Strategy; and • An outline of the nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance 2. Development consent DA 122-05-2005 <ul style="list-style-type: none"> • The EA shall compare the previously approved DA 122-05-2005 (as amended), and identify and address any proposed variations. 3. Urban Design and Built Form <ul style="list-style-type: none"> • Demonstrate how the proposed development will achieve design excellence including: <ul style="list-style-type: none"> ○ A high standard of architectural design, materials and detailing appropriate to the building and its location; ○ The bulk and scale, form and external appearance of the proposed roof top addition and associated works, and its relationship with surrounding buildings and topography; ○ Detailed plans, elevations and sections; ○ Methodology and justification for the non-compliance with the existing building height and building envelope controls; ○ A materials/finishes sample board and detailed elevations confirming the application of materials and finishes for the development; ○ 3D modelling and a physical model of the proposed development in accordance with the City of Sydney requirements. 4. Visual and view impacts <ul style="list-style-type: none"> • An assessment of the visual impact of the proposal on the surrounding area, with particular reference to: <ul style="list-style-type: none"> ○ Analysis of public and private views to the site from surrounding areas; ○ The extent of any impacts on identified views, vistas and view corridors of the Sydney Opera House and Harbour Bridge, particularly from public areas and residences;

	<ul style="list-style-type: none"> ○ A view analysis is to be undertaken inclusive of photomontages and perspectives of key elements and views of the development from key locations (including, but not limited to, Hickson Road, East Circular Quay, Circular Quay Station, Sydney Opera House, Dawes Point, Lower Fort Street, Sydney Cove and The Rocks); ○ Any design considerations aimed at mitigating these impacts; and ○ Privacy considerations. <p>5. Streetscape, public domain and access</p> <ul style="list-style-type: none"> ● Changes and improvements to the Hickson Road and Sydney Cove frontages, including the port cohere. ● Street and foreshore frontage design, waterfront interface and setbacks. ● Identify proposed linkages with and between other public domain spaces, including the waterfront. ● Details on the interface between the proposed uses, public domain, and the relationship to, and impact upon, the existing public domain. ● Address existing and future opportunities for public access to and along the foreshore. <p>6. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> ● The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing phases of the development. <p>7. Traffic impacts (Operation and Construction)</p> <ul style="list-style-type: none"> ● Daily and peak traffic movements likely to be generated by the proposed development. ● In relation to construction traffic: <ul style="list-style-type: none"> ○ Details of anticipated truck movements to and from the site; ○ Details of access arrangements for workers to and from the site, emergency vehicles and service vehicle movements. <p>8. Climate change and sea level rise</p> <ul style="list-style-type: none"> ● An assessment of the risks associated with sea level rise on the proposal as set out in the draft <i>NSW Coastal Planning Guideline: Adapting to Sea Level Rise</i>. <p>9. Heritage</p> <ul style="list-style-type: none"> ● An assessment of the likely impacts of the proposal on any heritage and archaeological items and outline mitigation and conservation measures. <p>10. Infrastructure</p> <ul style="list-style-type: none"> ● Detail the existing infrastructure on site and identify possible impacts on any such infrastructure and requirements of the development for the provision of utilities. <p>11. Contamination</p> <ul style="list-style-type: none"> ● The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55. <p>12. Consultation</p> <ul style="list-style-type: none"> ● Undertake an appropriate and justified level of consultation in accordance with the Department's Major Project Community Consultation Guidelines October 2007. <p>13. Staging</p> <p>The EA must include details regarding the staging of the proposed development (if proposed).</p>
Deemed refusal period	60 days

Plans and Documents to accompany the Application

<u>General</u>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment; 3. A thorough description of the proposed development and any proposed change of use; 4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project; 6. The plans and documents outlined below; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Projects SEPP; and 9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.
<u>Plans and Documents</u>	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of the land, boundary measurements, area (sq.m) 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, 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 at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • 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. 4. Architectural drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> • 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, sections and elevations of the proposed buildings with all RLs to AHD. • elevation plans providing details of external building materials and colours proposed; • fenestrations, balconies and other features; • accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; • the level of the lowest floor, the level of any unbuilt area and the level of the ground; • any changes that will be made to the level of the land by excavation, filling or otherwise. 5. A BCA and Access Compliance Report prepared by a recognised professional which outlines the building works necessary to achieve the required conformity with the BCA; POPE requirements; any alternate solutions required, and; details of any case for dispensation in terms of equitable access;

Documents to
be submitted

- 1 copy of the EA, plans and documentation for the Test of Adequacy;
- 12 hard copies of the EA (once the EA has been determined adequate);
- 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.