

Strategic & Corporate Committee Minutes

Tuesday 25 November 2008

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R1 Proposed Redevelopment of The Stamford Plaza Hotel, 33 Cross Street Double Bay.....3860

Strategic & Corporate Committee Minutes

**Minutes of the Meeting held on
Tuesday 25 November 2008 at 7.30pm**

Present: His Worship the Mayor, Councillor Andrew Petrie, ex-officio
Councillors Anthony Boskovitz
Sean Carmichael
Peter Cavanagh
Lucienne Edelman
Nicola Grieve
Chris Howe
Ian Plater
Isabelle Shapiro
David Shoebridge
Susan Wynne
Malcolm Young
Toni Zeltzer

Staff: A Coker (Director – Planning & Development)
G James (General Manager)
T Jones (Urban Design Planner)
H Tola (Acting Manager – Governance)

Also in Attendance: Nil.

Leave of Absence

Leave of Absence previously granted by Council: Nil

Apologies:

Apologies were received and accepted from Councillors Susan Jarnason and Greg Medcraft.

Late Correspondence

Late correspondence was submitted to the committee in relation to Items: R1

Declarations of Interest

Nil.

**Items with Recommendations from this Committee
Submitted to the Council for Decision (Item R1)**

- Item No:** R1 Recommendation to Council
- Subject:** **Proposed Redevelopment of the Stamford Plaza Hotel, 33 Cross Street Double Bay**
- Author:** Allan Coker, Director Planning and Development
- File No:** 900.G Part 4
- Reasons for Report:**
1. To advise Council of a proposal, which has been declared to be a State significant development, to demolish the Stamford Plaza Hotel and develop a mixed use residential, hotel and retail development on the site.
 2. To give the Council the opportunity to determine how it wants to respond to the proposal.
- Note:** Late correspondence was tabled by Matthew Bailey, Senior Development Manager – Ashington.
- Note:** Matthew Bailey Senior Development Manager – Ashington, proponent Robert Barry, objector, Phillip Mason President of the Double Bay Resident Association, Keri Huxley, objector, Vera Coleman, Brad Weintraub, Leslie McPherson, objector, Belinda Hutchinson, objector, Gary Owen, objector and Anthony Tregoning, objector addressed the Committee.

(Howe/Young)

Recommendation:

1. That Council advise the Department of Planning that Ashington’s preferred option for redevelopment of 33 Cross Street Double Bay is unacceptable and should be rejected for the following reasons:
 - a) the scale, bulk and height of the development is grossly excessive and does not comply with the objectives or controls of the Woollahra LEP 1995 or the Double Bay Centre Development Control Plan.
 - b) the scale, bulk and height of the development is contrary to Council’s and the community’s desire to retain the ‘village character’ of Double Bay, communicated so strongly to Council during extensive public consultation in 2000 and 2001.
 - c) the scale, bulk and height of the development will result in significant overshadowing of both public and private land and reduce the likelihood of new mixed retail and residential development within the centre
 - d) the scale, bulk and height of the development will adversely impact on the views of Sydney Harbour enjoyed by the residents of Double Bay and surrounding suburbs.
 - e) the scale, bulk and height of the development will be in strong contrast with the lower scale of surrounding development and will contrast with rather than complement the surrounding built form.
 - f) The proposal does not preserve and enhance the visual and environmental amenity of building and places of heritage significance, in particular the single storey Federation semi-detached cottages in Transvaal Avenue.
 - g) the proposal does not minimise the adverse environmental effects on the use and enjoyment of surrounding properties.

- h) the proposal *reduces* tourism facilities in Double Bay from a building containing 140 hotel rooms, dining room, bar, 9 meeting rooms and ballrooms with a capacity of up to 750 people to a building which has 60% of its floor space for high-end residential and a boutique hotel with only 66 hotel rooms and associated reception and restaurant.
2. The Department of Planning be further advised that:
- a) the gross floor area of any new building, if it exceeds the maximum floor space ratio of 2.5:1 permitted under the Woollahra LEP, must be assessed using the proper tests and planning principles under SEPP 1 and there should be no presumption that a floor space ratio greater than what is permitted should form the basis for redevelopment of the site.
 - b) the final design should derive from a thorough understanding of the site, Woollahra's local planning controls and the views of the community expressed through a wide community consultation program.
 - c) since the planning controls in Double Bay resulted from four years of intensive work from 1998 to 2002 and were prepared with wide community participation they should be given significant weight in the preparation and assessment of the proposal.
 - d) the final environmental assessment (equivalent to the proponent's DA) should be accompanied by a thorough economic assessment of the impacts that the proposed development will have on the Double Bay commercial centre and that this assessment must include a comparison of the economic impacts of the existing development compared to what is proposed.
 - e) the proposed piazza, new retail and hotel facilities at ground level with good public access are potentially positive aspects of the proposal.
 - f) the Part 3A process should not be used to effect changes to local planning controls that would ordinarily be dealt with under Part 3 of the EPA Act.
 - g) as resolved by resolutions of 8/9/08 and 17/11/08, Council is strongly opposed to the declaration of the project under part 3A of the Act and says that Part 3A should not be used to grant consent to a proposal which is so obviously in breach of local planning controls.
3. That Council informs the Minister of its unanimous resolution at the Council Meeting of the 17 November 2008.
4. That Council requests that the Minister returns the Development Application to Council for assessment and determination under part 4 of the EPA Act.
5. That Council supports the 'No High Rise in Double Bay' public meeting arranged for Sunday 30 November 2008 commencing at 11am in Steyne Park.

There being no further business the meeting concluded at 9.32pm.

We certify that the pages numbered 3857 to 3861 inclusive are the Minutes of the Strategic & Corporate Committee Meeting held on 25 November 2008 and confirmed by Council at the Ordinary Meeting on 1 December 2008 as correct

Chairperson

Secretary of Committee