

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 24 April 2025, 9.03am and 9.47am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSEC-351 - Woollahra - DA489/24 - 33 Cross Street, Double Bay – Demolition of an existing building and construction of a new mixed-use above an existing 2 level basement

PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair), Glennis James, Toni Zeltzer and Lucinda Regan
APOLOGIES	Alice Spizzo
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Brett McIntyre and Thomass Wong
DEPARTMENT STAFF	Carolyn Hunt and Ilona Ter-Stepanova
OTHER	Nil

KEY ISSUES DISCUSSED

- Site context and notation of existing Inter-Continental Hotel Double Bay occupation
- Proposed development outlined as the demolition of the existing six-storey building (Intercontinental Hotel), and construction of a new eight-storey mixed-use development. The existing two basement levels and the vehicular access from Nos. 45-51 Cross Street being maintained
 - Future applications to be submitted for use of retail areas
- S.4.6 variations to height and floor space ratio (FSR)
- Site application history noted
- No communal open space proposed
- Urban Design/Planning Issues
 - Further justification for proposed variations to building height and FSR
 - Design refinements, use of site attributes, better use of internal floor area, potential view loss, solar access, light and ventilation and privacy impacts
 - Potential amenity impacts, proximity of existing dwellings, narrowing of Galbraith Walkway
 - No communal open space and deep soil zones
- Traffic –

- Additional information has been submitted to be assessed, noting amended documentation required to match plans
- Propose oversupply of parking
- Service vehicles and vehicle access – additional information required in relation to vehicle size, driveway for loading dock and updated parking signs in front of property
- Car share – updated Operational Plan of Management required
- Stormwater – additional information required in relation to stormwater management
- Submissions received - 177 (noting 113 objections)
 - Further assessment to be undertaken
 - Additional information provided to address issues raised
 - Internal referrals undertaken
 - View loss assessment provided by submitters, with Council to assess
 - Screening and planter boxes proposed to address privacy concerns
- Matters to be assessed –
 - Height, bulk, scale, DCP controls,
 - Building envelope
 - Solar access
 - Visual privacy
 - View loss
 - Acoustic privacy impacts

Referrals:

- External
 - Transport for NSW, Ausgrid – received
 - NSW Police - outstanding
- Internal
 - Engineering, Traffic, Urban Design – outstanding
 - Trees, Heritage, Environmental Health, Drainage, Community & Customer Experience (Public Art) - received

Panel Comments

- Site history to be outlined
- Design and landscape treatment of wall in Galbraith Walkway to be considered
- Loading area/waste collection and removal and associated traffic impacts to be outlined
- Clarification of location of services and preference for not being located on top of roof
- Narrowing of Galbraith Walkway not encouraged
- Location of substation to be confirmed, noting potential for integration into the building
- Design changes to the balcony and treatment to be confirm
- Waste management to be confirmed

TENTATIVE DETERMINATION DATE SCHEDULED FOR: possibly June 2025 – to be confirmed with Council