

RECORD OF DEFERRAL

SYDNEY EASTERN CITY PLANNING PANEL

DATE OF DEFERRAL	15 September 2025
DATE OF PANEL MEETING	11 September 2025
PANEL MEMBERS	Carl Scully (Chair), Alice Spizzo, Susan Budd, Toni Zeltzer and Lucinda Regan
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held by teleconference on 11 September 2025, opened at 2.45pm and closed at 5.01pm.

MATTER DEFERRED

PPSSEC-351 - Woollahra – DA489/2024/1 at 33 Cross Street, Double Bay – Demolition of an existing building and construction of a new mixed-use building above an existing 2 level basement (as described in Schedule 1).

REASONS FOR DEFERRAL

The Panel considered the matters listed at item 6, the material listed at item 7, the material presented at the meetings and observed at the site inspection listed at item 8 in Schedule 1.

The Panel agreed to defer the determination of the matter until 02 October 2025 to allow for the Council Assessment Report attachments, including the final set of architectural plans and amended draft conditions, to be publicly available on the Planning Portal for a period of seven (7) days (noting upload to the portal on 10 September 2025) to ensure consistency with the Sydney District & Regional Planning Panels Operational Procedures.

The decision to defer the matter was unanimous.

ACTIONS

To allow for the progression of the Development Application to determination, the Panel directed that:

1. Council is requested to consider any correspondence received in relation to the Council Assessment Report and attachments and provide an addendum report to the Council Assessment Report responding to any new matters raised. A copy of any correspondence and Council's addendum report are to be uploaded to the Planning Portal by 23 September 2025.
2. The Panel will undertake a final briefing with Council on 02 October 2025 and determine the application by way of electronic determination.

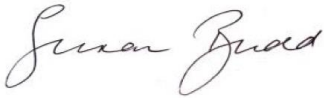
PANEL MEMBERS



Carl Scully (Chair)



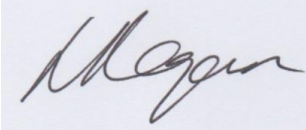
Alice Spizzo



Susan Budd



Toni Zeltzer



Lucinda Regan

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-351 – Woollahra – DA489/2024/1
2	PROPOSED DEVELOPMENT	Demolition of an existing building and construction of a new mixed-use building above an existing 2 level basement
3	STREET ADDRESS	33 Cross Street, Double Bay
4	APPLICANT/OWNER	Cross Street Double Bay Pty Ltd Fridman Holdings Db Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - State Environmental Planning Policy (Housing) 2021 - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Sustainable Buildings) 2022 - State Environmental Planning Policy (Industry and Employment) 2021 - Woollahra Local Environmental Plan 2014 - Draft environmental planning instruments: Nil - Development control plans: - Woollahra Development Control Plan 2015 - Planning agreements: Nil - Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> - Coastal zone management plan: Nil - The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality - The suitability of the site for the development - Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations - The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	- Council Assessment Report: Uploaded to portal on 2 September 2025 - S.4.6 variation: s.4.3 (Height of buildings) and s.4.4 (Floor Space Ratio) of the Woollahra Local Environmental Plan, 2014 - Written submissions during public exhibition: 173 - Verbal submissions at the public meeting: - Eduardo Ongay, Malcolm Young, Anna Story, Michael Bowan, Mark Silcocks, James Lockhart, Douglas Bennett, Katherine Grinberg, Tom Goode, Sascha Epstein, David Feetham, Merrill Witt, Mauren O'Mahoney, Elisabeth Mary Fisher - Council assessment officer – Brett McIntyre - On behalf of the applicant – Arian Galanis, Rory Brady, Elliot Doumanis, Eduard Litver - Total number of unique submissions received by way of objection: 110
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Briefing: 24 April 2025 <u>Panel members</u>: Carl Scully (Chair), Glennis James, Toni Zeltzer and Lucinda Regan <u>Council assessment staff</u>: Brett McIntyre and Thomass Wong <u>Department Staff</u>: Carolyn Hunt and Ilona Ter-Stepanova

		• Site inspection: 11 September 2025 ○ <u>Panel members</u>: Carl Scully (Chair), Alice Spizzo, Susan Budd, Toni Zeltzer and Lucinda Regan ○ <u>Council assessment staff</u>: Brett McIntyre, Thomass Wong and Chris Hartas • Final briefing to discuss Council's recommendation: 11 September 2025 ○ <u>Panel members</u>: Carl Scully (Chair), Alice Spizzo, Susan Budd, Toni Zeltzer and Lucinda Regan ○ <u>Council assessment staff</u>: Brett McIntyre and Thomass Wong ○ <u>Department Staff</u>: Carolyn Hunt and Ilona Ter-Stepanova
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report and amended on 10/09/2025