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| **COUNCIL ASSESSMENT REPORT COVER SHEET**SYDNEY EASTERN CITY PLANNING PANEL  |

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| PANEL REFERENCE & DA NUMBER | PPSSEC – 359 – [DA2024/7/2]  |
| PROPOSAL  | Modification to various conditions to allow for the staging of Construction Certificates  |
| ADDRESS | Nos. 77-83A Yarranabbe Road, Darling Point* No. 77-81 Yarranabbe Road, Darling Point (legally described as SP42120),
* No. 83 Yarranabbe Road, Darling Point (legally described as Lot 12 in Deposited Plan 598514)
* No. 83A Yarranabbe Road, Darling Point (legally described as Lot 11 in Deposited Plan 598514)
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| APPLICANT | YARRANABBE VENTURES PTY LTD |
| OWNER | YARRANABBE VENTURES PTY LIMITEDYARRANABBE DEVELOPMENTS PTY LIMITED |
| S4.56 LODGEMENT DATE | 18 December 2024 |
| APPLICATION TYPE | S4.56 Modification Application |
| REGIONALLY SIGNIFICANT CRITERIA | The application is to be determined by the Sydney Eastern City Planning Panel pursuant to Schedule 6 of the *State Environmental Planning Policy (Planning and Systems) 2021*, as the application is considered to be regionally significant development with a capital investment value of greater than $30million. The consent authority for this development is the Sydney District Planning Panel, being the *Sydney Eastern City Planning Panel* (SECPP) for Woollahra (see s4.5(b) of the *Environmental Planning and Assessment Act 1979;* clause 9(a) in Schedule 2 to the *Environmental Planning and Assessment Act 1979*).  |
| CIV | $39,000,000 (excluding GST) |
| TOTAL & UNIQUE SUBMISSIONS  | One (1) |
| DOCUMENTS SUBMITTED FOR CONSIDERATION | Statement of Environmental Effects prepared by GSA Planning and dated 09 December 2024. |
| RECOMMENDATION | Approval |
| DRAFT CONDITIONS TO APPLICANT | Yes. Included in the recommendation of the assessment report. |
| SCHEDULED MEETING DATE | 3 June 2025 |
| PREPARED BY | Valdis Aleidzans – Senior Assessment Officer |
| DATE OF REPORT | 15 May 2025 |