

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Thursday, 24 April 2025, 11.33am and 12.08pm
<b>LOCATION</b>	MS Teams Videoconference

#### BRIEFING MATTER(S)

PPSSEC-361 – Woollahra – DA546/24 – 35-45 Knox Street, Double Bay – Demolition of existing structures and construction of a new shop top housing development with basement parking

#### PANEL MEMBERS

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

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Chris Hartas and Thomass Wong
<b>DEPARTMENT STAFF</b>	Carolyn Hunt and Ilona Ter-Stepanova
<b>OTHER</b>	Nil

#### KEY ISSUES DISCUSSED

- Site location and surrounding development noted
- Site history outlined and determinations in locality
- Proposed development noted as the demolition of the existing building and construction of a five-storey mixed use development above 2 levels of basement carparking. The proposed building will accommodate 9 residential apartments and 3 ground floor retail tenancies
- Urban design consultant reviewed, with a request for amendments at Level 3 and 4
- Request for additional information (RFI) to be sent, noting building design (achieving guidance in the ADG), greater articulation to the four storey building wall (Knox Street), amendments to recessed openings in ground floor wall (Knox Street), comprehensive survey information of buildings (north side of Knox Lane) and amended acoustic report
- S.4.6 Variations to building height and floor space ratio -
  - Council to assess and further discussion regarding a recessed top level and articulated fourth level along Bay Street
- 22 Submissions in objection -
  - Site inspection undertaken by Council
  - Groundwater and excavation – response provided in regard to RFI

#### Planning Panels Secretariat

- Ventilation and solar access to be assessed
- Privacy to be discussed further with applicant
- Traffic and Parking – internal referral comments to be received
- Environmental Impacts – flood risk has been assessed
- Double Bay Planning and Urban Design Strategy not imminent or certain and yet to be exhibited

**Referrals:**

- External
  - Water NSW – General Terms of Approval received
  - Transport for NSW - received
- Internal
  - Traffic and Development Engineer responses outstanding
  - Health, Community and Culture, Heritage, Drainage, Urban Design - received

**Panel Comments:**

- Request for Council/Urban Design Consultant meeting with applicant prior to issue of request for additional information
- Plant equipment to be integrated into the building
- Consideration by Council of exhibition of draft Double Bay Planning and Urban Design Strategy

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** to be confirmed by Council