

## RECORD OF BRIEFING

### SYDNEY EASTERN CITY PLANNING PANEL

#### BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 24 April 2025, 1.33pm and 2.02pm
LOCATION	MS Teams Videoconference

#### BRIEFING MATTER(S)

PPSSEC-363 – Woollahra – DA 557/2024 - 4-8 Manning Road, Double Bay - Demolition of existing structures and construction of a new 4 storey building for health services facility with basement car parking

#### 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	Sarah Soliman and Thomass Wong
DEPARTMENT STAFF	Carolyn Hunt, Lisa Ellis and Ilona Ter-Stepanova
OTHER	Nil

#### KEY ISSUES DISCUSSED

- Site location and context provided
- Proposed development outlined as a demolition of existing structures and construction of a new 4 storey building for health services facility with basement car parking
- S.4.6 variation proposed – height of buildings
- 31 objections received
- Additional information requested -
  - Bulk and scale, solar access, privacy and activation
  - Traffic, parking, access and service vehicles
  - Signage
  - Insufficient information – detailed site investigation report, shadow diagrams, sectional diagrams
- Urban Design Consultant – objects to proposal in current form and requested amendments
  - Reduction in area of part of the second and third levels of the building, requesting setback
  - Close location of ground floor level to existing ground level in Kiaora Lane and Manning Road
  - Deletion of planter boxes and reconfigure/relocation the fire stairs
  - Relocate the level 3 accessible terrace

#### Planning Panels Secretariat

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- Reconfiguration of internal layout to enable passive urban design
- Activation of building walls (window, façade articulation, voids and greater variety of materials and colours)

**Referrals:**

- External
  - Transdev John Holland – undetermined
  - Water NSW – general terms of approval received
- Internal
  - Engineering, Tree and Landscaping, Heritage, Drainage - resolved
  - Traffic, Environmental Health and Urban Design Consultant - unresolved

**Panel Comments:**

- Design is considered to be out of context with local character with redesign recommended and peer review to be considered
- Adequate parking to be provided to cater for proposed use
- Consideration by Council of exhibition of draft Double Bay Planning and Urban Design Strategy

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