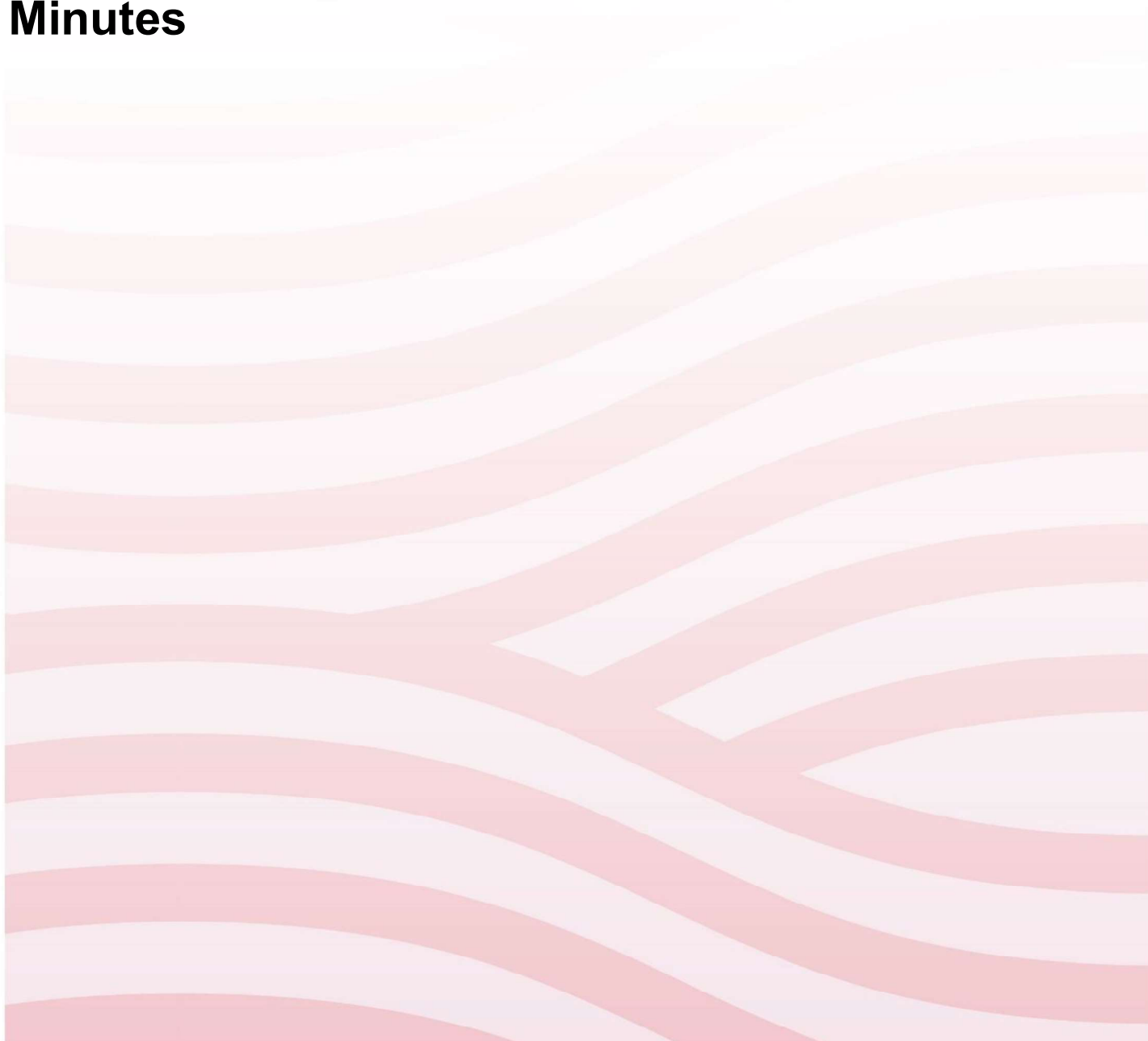




# Woollahra Local Planning Panel (Public Meeting)

Thursday 19 December 2024  
1.00pm

## Minutes





Woollahra Local Planning Panel  
(Public Meeting)  
Minutes

Thursday 19 December 2024

Held under clause 25 of Schedule 2  
of the Environmental Planning and Assessment Act 1979

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## Woollahra Local Planning Panel (Public)

### Minutes of the Meeting held on 19 December 2024 at 1.00pm

Present:	David Ryan	(Chair)
	Peter Brennan	(Expert)
	Megan Jones	(Expert)
	Malcolm Young	(Community Representative)
Staff:	Nick Economou	(Manager Development Assessment)
	George Fotis	(Team Leader)
	Chris Hartas	(Assessment Officer)
	Chimmayi Holla	(Strategic Planner)
	Carolyn Nurmi	(Governance Officer)
	Max Moratelli	(Team Leader)
	Lyle Tamlyn	(Senior Strategic Planner)
	Tim Walsh	(Team Leader)
	Anne White	(Manager Strategic Planning & Place)

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**Note:** The Panel was briefed by council staff on each Item prior to the meeting.

The Panel heard members of the public who registered to address at the commencement of the public meeting. The public meeting was closed at 3.25pm.

The Panel then deliberated and voted on each Item in a confidential meeting.

The decisions are recorded in these Minutes.

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### **Leave of Absence and Apologies**

Nil

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### **Late Correspondence**

Late correspondence was submitted to the Panel in relation to items D1, D2, D3, D4 & D5

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### **Declarations of Interest**

Malcolm Young declared a Non-Significant Non-Pecuniary interest in Item D2 (30 Wolseley Road, Point Piper) as he is acquainted with two objectors and the Associate Architect, Michael Suttor on this matter. Malcolm Young remained in the meeting, participated in the debate and voted on the matter.

Malcolm Young declared a Non-Significant Non-Pecuniary interest in Item D3 (8-16 Queen Street, Woollahra – DA474/2023/1) as he is acquainted with 7 objectors on this matter. Malcolm Young remained in the meeting, participated in the debate and voted on the matter.

Malcolm Young declared a Non-Significant Non-Pecuniary interest in Item D5 (2 & 4 Loftus Road & 38B Mona Road, Darling Point – DA334/2023/1) as he is acquainted with two objectors on this matter. Malcolm Young remained in the meeting, participated in the debate and voted on the matter.

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**Item No:** D1  
**Subject:** **PLANNING PROPOSAL TO AMEND CONTROLS FOR EDGECLIFF COMMERCIAL CENTRE**  
**Authors:** Chinmayi Holla, Strategic Planner  
Lyle Tamlyn, Senior Strategic Planner  
**Approvers:** Timothy Walsh, Team Leader Strategic Planning  
Anne White, Manager Strategic Planning & Place  
**File No:** 24/211977  
**Purpose of the Report:** To seek advice of the Woollahra Local Planning Panel in relation to a planning proposal to amend the controls for the Edgecliff Commercial Centre under the Woollahra Local Environmental Plan 2014.  
**Alignment to Delivery Program:** Strategy 4.1: Encourage and plan for sustainable, high quality planning and urban design outcomes.

**Note:** Late correspondence was tabled by Councillor Merrill Witt, Anthony Boskovitz, Bani McSpedden, Ann Bowen, Carolyn Davey, Charlene Batson, Christina Ditfurth, Double Bay Residents Assoc., Ingham Planning, Kay Gladstone, Margaret Smyth, The Paddington Society, Tony Bond, Tzannes, Will Naughton, David Chan, Christopher & Karin Lemercier, The Darling Point Society, Luise Elsing, Jasmine Steel, Nic van Exter, Ruth Law & Strata Plan 16897.

**Note:** Esther Hayter (the Paddington Society), Tony Bond, William Naughton, Bani McSpedden and Councillor Merrill Witt, addressed the Panel.

**Resolved:**

Part A. THAT the Woollahra Local Planning Panel advises Council that it supports the planning proposal (as provided at **Attachment 1** of the Panel Agenda), as it demonstrates site-specific and strategic merit for following reasons:

- i. The planning proposal is consistent with the relevant objectives of the Greater Sydney Region Plan: A Metropolis of Three Cities and the relevant planning priorities and actions of the Eastern City District Plan.
- ii. The planning proposal aligns with the Woollahra Local Strategic Planning Statement, Woollahra Local Housing Strategy and Council's Community Strategic Plan Woollahra 2032.
- iii. The planning proposal is supported by a detailed transport study undertaken by SCT Consulting, to analyse the existing and the future transport capacity within the ECC.

Part B. The Woollahra Local Planning Panel advises Council that it supports the planning proposal (as provided at **Attachment 1**) to amend the *Woollahra Local Environmental Plan 2014* which seeks to achieve the following:

- i. Provide increased building heights and floor space ratios for areas identified on the Key Sites Map, subject to amalgamation requirements being met.
- ii. Restrict bonuses from other environmental planning instruments applying where the increased building heights and floor space ratios are taken up.
- iii. Specify minimum and maximum non-residential floor space ratios for the areas identified on the Key Sites Map.
- iv. Insert local provisions for all development in the Edgecliff Commercial Centre, addressing dwelling mix, active frontages and the public domain.
- v. Insert a clause that requires affordable housing contributions for areas identified on the Key Sites Map, consistent with the *Woollahra Affordable Housing Contributions Scheme at Attachment 2*.

Part C. The Woollahra Local Planning Panel advises Council to ensure there are local provisions to facilitate design excellence in the Edgecliff Commercial Centre.

Part D. The Woollahra Local Planning Panel notes that the Edgecliff Commercial Centre Local Heritage Listing planning proposal to implement the Edgecliff Heritage Study has been lodged with the *Department of Planning, Housing and Infrastructure* for Gateway determination and this planning proposal should be considered separately.

Part E. The Woollahra Local Planning Panel notes the many public submissions made to the meeting of 19 December 2024 made comments on the three proponent-initiated planning proposals that are beyond the remit of this local planning panel and are being administered by the *Sydney Eastern City Planning Panel*.

Part F. The Woollahra Local Planning Panel encourages staff to monitor the evolving outcomes from various planning proposals in Edgecliff and state-led planning reforms for their implications in relation to this planning proposal.

*Note: In accordance with the Woollahra Local Planning Panel Operational Procedures the votes are recorded on this planning matter.*

***For the Motion***

***Against the Motion***

Peter Brennan  
Megan Jones  
David Ryan  
Malcolm Young

**4/0**

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<b>ITEM No.</b>	D2
<b>FILE No.</b>	DA84/2024/1
<b>ADDRESS</b>	30 Wolseley Road Point Piper
<b>PROPOSAL</b>	Demolition of the existing structures and construction of a new residential flat building with basement parking, swimming pool and associated landscaping

**Note:** Malcolm Young declared a Non-Significant Non-Pecuniary interest in this Item, as he is acquainted with two objectors and the Associate Architect, Michael Suttor on this matter. Malcolm Young remained in the meeting, participated in the debate and voted on the matter.

**Note:** Late correspondence was tabled by Robert Chambers of BBC Planning.

**Note:** Douglas Bennett on behalf of the owners of 2B Wentworth Street and Robert Chambers & Mladen Prnjatovic on behalf of 26-28 Wolseley Road, Objectors and George Karavanas Consultant Planner on behalf of the Applicant, addressed the Panel.

**Reasons for Decision**

The Panel has undertaken site inspection, considered the submissions, late correspondence and reviewed the assessment report prepared by Council officers that addresses the relevant matters detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979.