



Woollahra Local Planning Panel (Electronic)

Thursday, 18 December 2025
12:00 PM

Minutes

Woollahra Local Planning Panel (Electronic)

Minutes of the Meeting held on 18 December 2025 at the Conclusion of the Public Meeting.

Present:	David Ryan	(Chair)
	Sandra Robinson	(Expert)
	Heather Warton	(Expert)
	Luise Elsing	(Community Representative)
Staff:	Nick Economou	(Manager Development Assessment)
	George Fotis	(Team Leader)
	Rhys Johnson	(Governance Coordinator)
	Max Moratelli	(Team Leader)

Note: The Panel was briefed by Council staff on each item prior to the meeting.
The panel then deliberated and voted on each item in a confidential meeting.
The decisions are recorded in these minutes.

1. Acknowledgement of Country (Gadigal People and Birrabirragal People)

The Chair read the following Acknowledgement of Country:

I would like to acknowledge that we are here today on the land of the Gadigal and Birrabirragal people, the traditional custodians of the land. On behalf of Woollahra Council, I acknowledge Aboriginal or Torres Strait Islander people attending today and I pay my respects to Elders past and present.

2. Leave of Absence and Apologies

3. Disclosures of Interest

NIL

4. Items to be Decided by the Panel

4.1. DA254/2025/1 - 1 Wentworth Road VAUCLUSE

Note: Late correspondence was tabled by Russell Howard.

Panel's Decision

THAT the Woollahra Local Planning Panel, exercising the functions of Council, as the consent authority, is satisfied that the matters required to be addressed under Clause 4.6(3) of the Woollahra Local Environmental Plan 2014 have been demonstrated and that consent may be granted to the development application, which contravenes the Height of Buildings development standard under cl 4.3 of the Woollahra LEP 2014.

AND

THAT the Woollahra Local Planning Panel, exercising the functions of Council, as the consent authority, grant development consent to Development Application No. 254/2025/1 for demolition of the existing dwelling and construction of a new dwelling with a detached garage, swimming pool, new landscaping and associated works on land at 1 Wentworth Road VAUCLUSE, subject to the conditions at Attachment 2

Reasons for Decision

The Panel has undertaken a site inspection, considered the submissions and 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.

For the reasons generally in the assessment report, the Panel is satisfied that the application can be approved subject to the Conditions as set out in Attachment (Adopted Conditions of Consent).

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

David Ryan
Heather Warton
Sandra Robinson
Luise Elsing

Nil

4/0

4.2. DA359/2025/1 - 7 Kambala Road BELLEVUE HILL

Panel's Decision

THAT the Woollahra Local Planning Panel, exercising the functions of Council, as the consent authority, is satisfied that the matters required to be addressed under Clause 4.6(3) of the Woollahra Local Environmental Plan 2014 have been demonstrated and that consent may be granted to the development application, which contravenes the Floor Space Ratio development standard under Clause 4.4(E) of the Woollahra LEP 2014.

AND

THAT the Woollahra Local Planning Panel, exercising the functions of Council, as the consent authority, grant development consent to Development Application No. 359/2025/1 for alterations and additions to an approved dual occupancy (under C220232-01, Council Ref: 178/2023/1) including excavation for car stackers and change of roof form on land at 7 Kambala Road BELLEVUE HILL, subject to the recommended conditions in Attachment 2.

Reasons for Decision

The Panel has considered 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.

For the reasons generally in the assessment report, the Panel is satisfied that the application can be approved subject to the Conditions as set out in Attachment (Adopted Conditions of Consent).

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

David Ryan
Heather Warton
Sandra Robinson
Luise Elsing

Nil

4/0

4.3. DA307/2025/1 - 214, 216 and 218 Victoria Road BELLEVUE HILL

Note: Late correspondence was tabled by George Lloyd (Council's Consultant town Planner) & Brett McIntyre (Council's Senior Development Assessment Officer).

Panel's Decision

THAT the Woollahra Local Planning Panel, exercising the functions of Council as the consent authority, refuse development consent to DA307/2025/1 for alterations and additions to an approved new residential flat building (approved under DA166/2023) to incorporate low and midrise housing with affordable housing provisions on land at 214 Victoria Road BELLEVUE HILL, for reasons included in Attachment 2.

Reasons for Decision

The Panel has undertaken site inspection, considered the submissions and 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.

The Panel considered State Environmental Planning Policy (Housing) 2021 Chapter 2 Section 20 (Design requirements) subclause 3 and determined that the proposal results in a bulk and scale which is incompatible with the desirable elements of the character of the local area.

The Panel is satisfied that the application be refused for the reasons set out in Attachment (Adopted Reasons for Refusal).

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

David Ryan
Heather Warton
Sandra Robinson
Luise Elsing

Nil

4/0

4.4. DA344/2025/1 - 342-344, 346 and 348-350 New South Head Road DOUBLE BAY

Note: Late correspondence was tabled by Councillor Mark Silcocks and Luke McNamara.

Panel's Decision

THAT the Woollahra Local Planning Panel, exercising the functions of Council, as the consent authority, refuse development consent to Development Application No. 344/2025/1 for the demolition of existing structures and construction of a new commercial building with basement parking, ground floor food and drink premises with rooftop dining area (licensed venues), on land at 342-344 New South Head Road DOUBLE BAY, for the reasons in Attachment 2.

Reasons for Decision

The Panel has considered the submissions and 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.

The Panel considered the late correspondence submitted on behalf of the applicant requesting the matter be deferred on the grounds of procedural fairness and did not support the request.

The Panel is satisfied that the application be refused for the reasons set out in Attachment (Adopted Reasons for Refusal).

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

David Ryan
Heather Warton
Sandra Robinson
Luise Elsing

Nil

4/0

4.5. DA 325/2025/1 - 78 Sutherland Street PADDINGTON

Note: Late correspondence was tabled by E Westgarth & J Morgan.

Panel's Decision

THAT the Woollahra Local Planning Panel, exercising the functions of Council, as the consent authority, refuse development consent to Development Application No. 325/2025/1 for extensive alterations and additions to the existing terrace house including a new garage with terrace above on land at 78 Sutherland Street PADDINGTON, for the following recommended reasons in Attachment 2.

Reasons for Decision

The Panel has considered the submissions and 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.

The Panel considered the late correspondence submitted on behalf of the applicant requesting the matter be deferred to address the reasons for refusal and did not support the request.

The Panel is satisfied that the application be refused for the reasons set out in Attachment (Adopted Reasons for Refusal).

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

David Ryan
Heather Warton
Sandra Robinson
Luise Elsing

Nil

4/0

4.6. DA 159/2025/1 - 53 Bundarra Road Bellevue Hill

Panel's Decision

THAT the Woollahra Local Planning Panel, exercising the functions of Council, as the consent authority, is satisfied that the applicant has demonstrated under Part 4.6 of the Woollahra Local Environmental Plan 2014 that compliance with the building height development standard under Clause 4.3 of Woollahra LEP 2014 is unreasonable or unnecessary in the circumstances, and there are sufficient environmental planning grounds to justify the contravention of the development standard.

AND

THAT the Woollahra Local Planning Panel, exercising the functions of Council, grant development consent to DA159/2025/1 for substantial alterations and additions (effectively comprising the construction of a new dwelling), new garage, landscaping works and new swimming pool on land at 53 Bundarra Road BELLEVUE HILL, subject to conditions at Attachment 2.

Reasons for Decision

The Panel has considered 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.

For the reasons generally in the assessment report, the Panel is satisfied that the application can be approved subject to the Conditions as set out in Attachment (Adopted Conditions of Consent).

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

David Ryan
Heather Warton
Sandra Robinson
Luise Elsing

Nil

4/0

4.7. DA 275/2025/1 - 82 Darling Point Road DARLING POINT

Note: Late correspondence was tabled by Lesley Purdie.

Panel's Decision

THAT the Woollahra Local Planning Panel, exercising the functions of Council, as the consent authority, is satisfied that the applicant has demonstrated under Part 4.6 of the Woollahra Local Environmental Plan 2014 that compliance with the building height development standard under Clause 4.3 of Woollahra LEP 2014 is unreasonable or unnecessary in the circumstances, and there are sufficient environmental planning grounds to justify the contravention of the development standard.

AND

THAT the Woollahra Local Planning Panel, exercising the functions of Council, as the consent authority, grant development consent to Development Application No. 275/2025/1 for alterations and additions to the existing residential flat building including a new external lift on land at 82 Darling Point Road DARLING POINT, subject to the recommended conditions in Attachment 2.

Reasons for Decision

The Panel has undertaken site inspection, considered the submissions and 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.

The Panel considered the late correspondence to delete condition D.1(a) which related to the glazing to the proposed lift. The Panel did not support its deletion on the grounds the exhibited statement on environmental effects clearly stated that obscured glazing would be used for the entire lift and as such, it may raise procedural issues to delete a matter of potential interest to neighbours, by means of conditions.

For the reasons generally in the assessment report, the Panel is satisfied that the application can be approved subject to the Conditions as set out in Attachment (Adopted Conditions of Consent).

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

David Ryan
Heather Warton
Sandra Robinson
Luise Elsing

Nil

4/0

4.8. DA 469/2008/6 - 8 Marine Parade Watsons Bay - Watsons Bay Library

Panel's Decision

THAT the Council, as the consent authority, modify development consent to DA469/2008 for internal and external alterations to the existing building and the relocation of the local public library branch from Dunbar House into the northern wing of the Tea Gardens building at 8 Marine Parade Watsons Bay in accordance with the modified conditions of consent in Attachment 2.

Reasons for Decision

The Panel has considered the submissions 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.

For the reasons generally in the assessment report, the Panel is satisfied that the application can be approved subject to the Conditions as set out in Attachment (Adopted Conditions of Consent).

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

David Ryan
Heather Warton
Sandra Robinson
Luise Elsing

Nil

4/0

4.9. DA 362/2025/1 - 8 Marine Parade Watsons Bay - Watsons Bay Tea Rooms

Panel's Decision

THAT the Woollahra Local Planning Panel, exercising the functions of Council, grant development consent to DA362/2025/1 for proposal for the use of part of the 'Watsons Bay Tea Rooms' as a licensed restaurant/cafe on land at 8 Marine Parade WATSONS BAY, subject to the conditions in Attachment 2.

Reasons for Decision

The Panel has considered the submission 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.

For the reasons generally in the assessment report, the Panel is satisfied that the application can be approved subject to the Conditions as set out in Attachment (Adopted Conditions of Consent).

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

David Ryan
Heather Warton
Sandra Robinson
Luise Elsing

Nil

4/0

4.10. DA 292/2025/1 - 85 Vacluse Road Vacluse

Panel's Decision

THAT the Woollahra Local Planning Panel, exercising the functions of Council, as the consent authority, refuse development consent to Development Application No. 292/2025/1 for alterations and additions to the existing house and construction of a new double garage with a studio above on land at 85 Vacluse Road VAUCLUSE, for the reasons outlined in Attachment 2.

Reasons for Decision

The Panel has undertaken a site inspection, considered the submissions, 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.

The Panel considered the late correspondence submitted on behalf of the applicant relating to the driveway crossing

The Panel is satisfied that the application be refused for the reasons set out in Attachment (Adopted Reasons for Refusal).

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

David Ryan
Heather Warton
Sandra Robinson
Luise Elsing

Nil

4/0

There being no further business the meeting concluded at 12:20pm.

We certify that the pages numbered 1 to 11 inclusive are the Minutes of the Woollahra Local Planning Panel (Electronic) Meeting held on 18/12/2025 and confirmed by all Panel members of the Woollahra Local Panel on 18/12/2025 as correct.

Chairperson

Secretary of Committee

Expert

Expert

Community Representative