



Ordinary Council

Monday, 23 March 2026
6:30 PM

Minutes



Ordinary Council Meeting

**Minutes of the Meeting of Ordinary Council
held at the Council Chambers, 536 New South Head Road, Double Bay,
on 23 March 2026 at 6:30 PM.**

Present: Her Worship the Mayor, Councillor Sarah Dixon, ex-officio
Councillors: Alexander Andruska (Apology at the Reconvened Council Meeting 30
March 2026)
James Ardouin
Sean Carmichael
Mary-Lou Jarvis
Jeanette Mitchell
Julian Parmegiani
Harriet Price
Matthew Robertson
Mark Silcocks
Torsten
Merrill Witt
Hugh Woodgate
Toni Zeltzer
Lucinda Regan

Staff: Craig Swift-McNair - General Manager
Jennifer Chenhall - Manager, Governance & Risk
Jacquelyne Della Bosca - Executive Planner (via Zoom)
Paul Fraser - Manager, Open Space & Trees (via Zoom)
Marcia Garrido - Governance & Administration Officer
Rhys Johnson - Governance Coordinator
Sue Meekin - Director, Corporate Performance
Tom O'Hanlon - Director, Infrastructure & Sustainability
Patricia Occelli - Director, Community & Customer Experience
Scott Pedder - Director, Planning & Place
Lyle Tamlyn - A/Team Leader, Strategic Planning & Place (via Zoom)
Timothy Walsh - Planning, Agreement & Strategic Property Projects
Coordinator (via Zoom)
Anne White - Manager, Strategic Planning & Place (via Zoom)

Also in Attendance: Nil

1. Opening

The Mayor declared the Ordinary Council of 23 March 2026 open and welcomed Councillors, staff and members of the public who are watching and listening to this evening's meeting.

2. Prayer

The Mayor read the Prayer:

Almighty God, you have given us a beautiful place to live in. We pray for your gift of wisdom that the decisions of this Council may benefit those we serve.

Be with us in our deliberations that this Municipality may know your blessing. Amen.

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

The Mayor 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.

4. Acknowledgement of the Sovereign of the Day (King Charles III)

The Mayor read the following Acknowledgement of the Sovereign of the Day (King Charles III):

I also acknowledge the King of Australia, King Charles III.

5. Apologies and Applications for a Leave of Absence or Attendance by Audio-Visual Link by Councillors

Nil

6. Confirmation of Minutes

**6.1. Confirmation of Minutes - Ordinary Council Meeting - 23 February 2026
(Councillor Dixon/Councillor Silcocks)**

129/2026 Resolved without debate:

THAT the Minutes of the Ordinary Council Meeting of 23 February 2026 be taken as read and confirmed.

The Motion was put and Carried.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Councillor Ardouin, Councillor Dixon,
Councillor Price, Councillor Regan,
Councillor Robertson, Councillor Silcocks,
Councillor Torsten, Councillor Witt

8/7

Against the Motion

Councillor Andruska, Councillor Jarvis,
Councillor Mitchell, Councillor Parmegiani,
Councillor Woodgate, Councillor Zeltzer,
*Councillor Carmichael

*Councillor Carmichael abstained from the vote
and is recorded as being against the motion.

**6.2. Confirmation of Minutes - Strategic & Corporate Committee Meeting - 16 March 2026
(Councillor Dixon/Councillor Torsten)**

136/2026 Resolved without debate:

THAT the Minutes of the Strategic & Corporate Committee Meeting of 16 March 2026 be taken as read and confirmed.

The Motion was put and Carried.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Councillor Andruska, Councillor Ardouin,
Councillor Carmichael, Councillor Dixon,
Councillor Jarvis, Councillor Mitchell,
Councillor Parmegiani, Councillor Price,
Councillor Regan, Councillor Robertson,
Councillor Silcocks, Councillor Torsten,
Councillor Witt, Councillor Woodgate,
Councillor Zeltzer

15/0

Against the Motion

None

**6.3. Confirmation of Minutes - Audit, Risk & Improvement Committee (ARIC) - 16 December 2025
(Councillor Dixon/Councillor Torsten)**

128/2026 Resolved without debate:

THAT Council receive and note the minutes of the Audit, Risk & Improvement Committee (ARIC) Meeting of 16 December 2025.

The Motion was put and Carried.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Councillor Andruska, Councillor Ardouin,
Councillor Carmichael, Councillor Dixon,
Councillor Mitchell, Councillor Parmegiani,
Councillor Price, Councillor Regan,
Councillor Robertson, Councillor Silcocks,
Councillor Torsten, Councillor Witt,
Councillor Woodgate, Councillor Zeltzer

15/0

Against the Motion

None

7. Disclosures of Interest

Councillor Jarvis declared a non-significant, non-pecuniary interest in Item 10.3.1, as Councillor Jarvis was previously professionally associated with one of the proponents involved in the matter. Councillor Jarvis remained in the meeting, participated in debate and voted on the matter.

Councillor Jarvis declared a non-significant, non-pecuniary interest in Item 10.3.2, as Councillor Jarvis' grandson is currently on the waitlist for Woollahra Preschool. Councillor Jarvis remained in the meeting, participated in debate and voted on the matter.

Councillor Ardouin declared a non-significant, non-pecuniary interest in Item 10.3.2, as Councillor Ardouin's mother is a previous employee of Woollahra Preschool. Councillor Ardouin remained in the meeting, participated in debate and voted on the matter.

Councillor Zeltzer declared a non-significant, non-pecuniary interest in Item 10.3.2, as Councillor Zeltzer from her time as Mayor of Woollahra, knows the former Director of Woollahra Preschool being a member of the public who addressed this item at the Public Forum prior to the Strategic & Corporate Committee meeting. Councillor Zeltzer remained in the meeting, participated in debate and voted on the matter.

The Mayor, Councillor Dixon declared a non-significant, non-pecuniary interest in Item 10.3.2, as the Mayor's son is currently on the waitlist for Woollahra Preschool. The Mayor declared a significant, non-pecuniary interest in this item as The Mayor is personally associated with a member of the public who submitted late correspondence on this item. The Mayor left the meeting during this item, did not participate in debate and did not vote on the matter.

8. Mayoral Minute

8.1. Recognition of Service - Patrick Geoghegan (Councillor Dixon/Councillor Torsten)

137/2026 Resolved without debate:

THAT Council:

- A. Congratulate and wish Patrick Geoghegan all the best on his retirement from Council after 40 years of services.
- B. Request that The Mayor write to Patrick Geoghegan thanking him for his service.

The Motion was put and Carried.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Councillor Andruska, Councillor Ardouin,
Councillor Carmichael, Councillor Dixon,
Councillor Jarvis, Councillor Mitchell,
Councillor Parmegiani, Councillor Price,
Councillor Regan, Councillor Robertson,
Councillor Silcocks, Councillor Torsten,
Councillor Witt, Councillor Woodgate,
Councillor Zeltzer

15/0

Against the Motion

None

**8.2. Call for submissions for the Royal Commission on Antisemitism and Social Cohesion
(Councillor Dixon)**

Note: Seconder not required for a Mayoral Minute.

148/2026 Resolved:

THAT Council:

- A. Request the General Manager to make a submission on behalf of Council that includes information reported by the public or staff to Council that may assist the Commission with evidence of antisemitic behaviour, views, incidents or complaints, and Council's response;
- B. Request the General Manager work with our Communications and Engagement Team on promoting the Royal Commission and how members of the public can lodge a submission online; and
- C. Endorse the Councillors in lodging their own submission, if they have relevant information, and promoting this public call for submissions with their respective networks.

The Motion was put and Carried.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Councillor Andruska, Councillor Ardouin,
Councillor Carmichael, Councillor Dixon,
Councillor Jarvis, Councillor Mitchell,
Councillor Parmegiani, Councillor Price,
Councillor Regan, Councillor Robertson,
Councillor Silcocks, Councillor Torsten,
Councillor Witt, Councillor Woodgate,
Councillor Zeltzer

15/0

Against the Motion

None

**8.3. Recognition of Bellevue Hill Public School Year 4 students for their contribution to Clean Up Australia Day
(Councillor Dixon/Councillor Torsten)**

138/2026 Resolved without debate:

THAT Council formally acknowledge and commend Bellevue Hill Public School and the participating Year 4 students for their contribution to Clean Up Australia Day and their efforts to improve the local environment at Bellevue Hill Park.

The Motion was put and Carried.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Councillor Andruska, Councillor Ardouin,
Councillor Carmichael, Councillor Dixon,
Councillor Jarvis, Councillor Mitchell,
Councillor Parmegiani, Councillor Price,
Councillor Regan, Councillor Robertson,
Councillor Silcocks, Councillor Torsten,
Councillor Witt, Councillor Woodgate,
Councillor Zeltzer

15/0

Against the Motion

None

**8.4. NSW Government Reforms Relating to Shared e-bike and e-scooter schemes
(Councillor Dixon)**

Note: Secorder not required for a Mayoral Minute.

131/2026 Resolved:

THAT Council:

- A. Request the General Manager to make a submission, including the fee charging structure on behalf of Council on the draft Road Transport (General) Amendment (Micromobility Shared Arrangements) Regulation 2026 and supporting documents.
- B. Requests the General Manager to consider allocation of funds in the draft 2026/27 Budget for planning and implementation of parking bays, 'no-go' zones and 'go-slow' zones for micromobility devices.
- C. Request the General Manager investigate the implementation of a Memorandum of Understanding (MOU) between Woollahra Council and e-bike operators, similar to Waverley Council.
- D. Request the General Manager write to food delivery providers advising that Trumper Park is pedestrian-only access and that bicycles are not permitted on the pathways.
- E. Endorses the Mayor to write to MP Kellie Sloane - Member for Vacluse, MP Alex Greenwich - Member for Sydney, The Hon. John Graham MLC, Special Minister of State for Transport, The Hon Jennifer Aitchison MP, Minister for Roads and Minister for Regional Transport and Shadow Ministers, advocating in favour of improved regulations for the use of private e-bikes, including the possibility of a license plate scheme.

The Motion was put and Carried.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Councillor Andruska, Councillor Ardouin,
Councillor Carmichael, Councillor Dixon,
Councillor Jarvis, Councillor Mitchell,
Councillor Parmegiani, Councillor Price,
Councillor Regan, Councillor Robertson,
Councillor Silcocks, Councillor Torsten,
Councillor Witt, Councillor Woodgate,

Against the Motion

None

9. General Manager and Officer's Report

10. Reports of the Committees

10.1. Environmental Planning Committee

10.1.1. Draft Woollahra Affordable Housing Policy 2026

Note: Late correspondence was tabled by Anne White (Council's Manager - Strategic Planning & Place).

**Motion moved by Councillor Carmichael
Seconded by Councillor Robertson**

THAT Council:

- A. Note the report on the review of Council's affordable housing policy and reaffirms its commitment to the provision of affordable housing within the Woollahra LGA in perpetuity.
- B. Note the staff late correspondence to the Council meeting of 23 March 2026, which addresses matters raised in Part C of the Environmental Planning Committees recommendation of 2 March 2026, and other questions raised by Councillors.
- C. Resolves to exhibit the amended Draft Woollahra Affordable Housing Policy 2026 provided as Attachment 1 in the staff late correspondence to the Council meeting of 23 March 2026, which will replace the Woollahra Affordable Housing Policy 2021.

Councillor Robertson withdrew seconding the Motion during debate and advised a Foreshadowed Motion.

Councillor Silcocks then seconded the Motion.

**Amendment moved by Councillor Robertson
Seconded by Councillor Zeltzer**

THAT Council:

- A. Notes the report on the review of Council's affordable housing policy and reaffirms its commitment to the provision of affordable housing within the Woollahra LGA in perpetuity;
- B. Notes the staff late correspondence to the Council meeting of 23 March 2026, which addresses matters raised in Part C of the Environmental Planning Committees recommendation of 2 March 2026, and other questions raised by Councillors.
- C. Resolves to exhibit the amended Draft Woollahra Affordable Housing Policy 2026 provided as Attachment 1 in the staff late correspondence to the Council meeting of 23 March 2026, which will replace the Woollahra Affordable Housing Policy 2021, subject to the following changes (including consequential amendments):
 - i. identify that Council's preference is to have in-kind contributions, and that the policy should be crafted in a similar manner to the Waverley scheme which references a 50sqm threshold. In summary, where the total floor area to be dedicated as affordable housing is less than the amount equivalent to a unit of at least 50sqm or where the proposed dwellings are considered not appropriate for the purpose of affordable housing (subject

- to Council approval), an equivalent monetary contribution that would otherwise be required will be sought in accordance with the rate outlined in the relevant section.
- ii. Amend 7.2 to state that the Council retains ownership in perpetuity.
- iii. Amend 8.1 to identify that the parameters of the EOI will be approved by Council (not the General Manager).
- iv. Amend the Draft Policy to restrict the use of Affordable Housing contributions to the Woollahra LGA only.

The Amendment was put and Carried.

For the Amendment

Councillor Andruska, Councillor Jarvis,
Councillor Mitchell, Councillor Price,
Councillor Regan, Councillor Robertson,
Councillor Torsten, Councillor Witt,
Councillor Woodgate, Councillor Zeltzer

10/5

Against the Amendment

Councillor Ardouin, Councillor Carmichael,
Councillor Dixon, Councillor Parmegiani,
Councillor Silcocks

The Amendment became the Motion.

(Councillor Robertson/Councillor Zeltzer)

169/2026 Resolved:

THAT Council:

- A. Notes the report on the review of Council's affordable housing policy and reaffirms its commitment to the provision of affordable housing within the Woollahra LGA in perpetuity;
- B. Notes the staff late correspondence to the Council meeting of 23 March 2026, which addresses matters raised in Part C of the Environmental Planning Committees recommendation of 2 March 2026, and other questions raised by Councillors.
- C. Resolves to exhibit the amended Draft Woollahra Affordable Housing Policy 2026 provided as Attachment 1 in the staff late correspondence to the Council meeting of 23 March 2026, which will replace the Woollahra Affordable Housing Policy 2021, subject to the following changes (including consequential amendments):
 - i. identify that Council's preference is to have in-kind contributions, and that the policy should be crafted in a similar manner to the Waverley scheme which references a 50sqm threshold. In summary, where the total floor area to be dedicated as affordable housing is less than the amount equivalent to a unit of at least 50sqm or where the proposed dwellings are considered not appropriate for the purpose of affordable housing (subject to Council approval), an equivalent monetary contribution that would otherwise be required will be sought in accordance with the rate outlined in the relevant section.
 - ii. Amend 7.2 to state that the Council retains ownership in perpetuity.
 - iii. Amend 8.1 to identify that the parameters of the EOI will be approved by Council (not the General Manager).
 - iv. Amend the Draft Policy to restrict the use of Affordable Housing contributions to the Woollahra LGA only.

The Motion was put and carried.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Councillor Andruska, Councillor Ardouin,
Councillor Dixon, Councillor Jarvis,
Councillor Mitchell, Councillor Price,
Councillor Regan, Councillor Robertson,
Councillor Torsten, Councillor Witt,
Councillor Woodgate, Councillor Zeltzer

12/3

Against the Motion

Councillor Carmichael, Councillor Parmegiani,
Councillor Silcocks

10.1.2.Planning proposal to implement a broad based Affordable Housing Contributions Scheme

Note: In accordance with clause 18.2 of Council's Code of Meeting Practice, this item was adjourned to a reconvened meeting of Council held on 30 March 2026

Note: Councillor Jarvis left the Council meeting held on 23 March 2026 at 10:59pm and was not present for the vote to defer the matter to the reconvened Council meeting on 30 March 2026.

Note: Late correspondence was tabled by Anne White (Council's Manager - Strategic Planning & Place).

Note: The Council amended Part B ahead of the vote.

(Councillor Dixon/Councillor Carmichael)

198/2026 Resolved on 23 March 2026:

THAT Council in accordance with clause 18.2 of Council's Code of Meeting Practice, Council defer consideration of this item to a reconvened Council meeting to be held on 30 March 2026.

The Motion was put and Carried.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Councillor Ardouin, Councillor Carmichael,
Councillor Dixon, Councillor Mitchell,
Councillor Parmegiani, Councillor Price,
Councillor Regan, Councillor Robertson,
Councillor Silcocks, Councillor Torsten,
Councillor Woodgate, Councillor Zeltzer

12/2

Against the Motion

Councillor Andruska, *Councillor Witt
*Councillor Witt was present in the meeting, did not vote and is recorded as being against the motion.

(Councillor Woodgate/Councillor Silcocks)

159/2026 Resolved at the Reconvened Council Meeting 30 March 2026:

THAT Council:

- A. Note the advice provided by the Woollahra Local Planning Panel from 5 February 2026 on the planning proposal to establish a broad based affordable housing contributions scheme applying to residential accommodation under the Woollahra Local Environmental Plan 2014.
- B. Amends the planning proposal as contained at Attachment 1 of the report to the Environmental Planning Committee of 2 March 2026 so that dwelling houses, semi-detached dwellings, attached dwellings and dual occupancies are excluded from the affordable housing contributions scheme.
- C. Forwards the amended planning proposal to the Department of Planning, Housing and Infrastructure seeking a Gateway determination to allow public exhibition.
- D. Requests the Minister for Planning and Public Spaces (or delegate) to authorise Council as the local plan-making authority to make the local environmental plan under section 3.36 of the Environmental Planning and Assessment Act 1979.

The Motion was put and Carried.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Councillor Ardouin, Councillor Carmichael,
Councillor Dixon, Councillor Jarvis,
Councillor Mitchell, Councillor Parmegiani,
Councillor Price, Councillor Regan,
Councillor Robertson, Councillor Silcocks,
Councillor Torsten, Councillor Witt,
Councillor Woodgate, Councillor Zeltzer

14/0

Against the Motion

None

10.1.3. Encouraging tree retention on private land

(Councillor Dixon/Councillor Torsten)

130/2026 Resolved without debate:

THAT Council:

- A. Defer consideration of the report on encouraging tree retention on private land to a future meeting of the Environmental Planning Committee.
- B. Resolves that the General Manager brings an updated report to a future Environmental Planning Committee, that includes a discussion on increasing the minimum tree canopy area, in line with the Council resolution from 23 November 2020.
- C. Request the General Manager addresses the late correspondence submitted to the Environmental Planning Committee Meeting of 2 March 2026 as part of the updated report.

The Motion was put and Carried.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Councillor Andruska, Councillor Ardouin,
Councillor Carmichael, Councillor Dixon,
Councillor Jarvis, Councillor Mitchell,
Councillor Parmegiani, Councillor Price,
Councillor Regan, Councillor Robertson,
Councillor Silcocks, Councillor Torsten,
Councillor Witt, Councillor Woodgate,
Councillor Zeltzer

15/0

Against the Motion

None

10.2. Finance, Community & Services Committee

10.2.1.Monthly Financial Report - 28 February 2026

(Councillor Dixon/Councillor Torsten)

140/2026 Resolved without debate:

THAT Council:

- A. Receive and note the Monthly Financial Report – February 2026.
- B. Note that the Council's 12-month weighted average return for February 2026 on its direct investment portfolio of 4.47% (LM: 4.43%, LY: 5.02%) exceeds the benchmark 90-day AusBond Bank Bill Index of 3.70%.
- C. Note that the interest revenue for the year to date February 2026 is \$3.80M, exceeding the revised budget of \$2.69M for the same period.

The Motion was put and Carried.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Councillor Andruska, Councillor Ardouin,
Councillor Carmichael, Councillor Dixon,
Councillor Jarvis, Councillor Mitchell,
Councillor Parmegiani, Councillor Price,
Councillor Regan, Councillor Robertson,
Councillor Silcocks, Councillor Torsten,
Councillor Witt, Councillor Woodgate,
Councillor Zeltzer

15/0

Against the Motion

None

10.2.2.Financial Impact of Cost Shifting from other Levels of Government 2024-2025

(Councillor Dixon/Councillor Torsten)

141/2026 Resolved without debate:

THAT Council:

- A. Receive and note the annual update of the Financial Impact of Cost Shifting from other levels of Government for 2024/2025.
- B. Note that estimated value of cost shifting from other levels of government impacting on Woollahra Council for 2024/2025 was \$14.76 million, which equates to \$536 per ratepayer, a decrease of \$1.4 million or 9% on the survey reported in 2023/2024 (\$16.16 million).
- C. Request the General Manager prepare correspondence to our Federal and State representatives detailing financial impact to Council of Cost Shifting from other levels of Government.

The Motion was put and Carried.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Councillor Andruska, Councillor Ardouin,
Councillor Carmichael, Councillor Dixon,
Councillor Jarvis, Councillor Mitchell,
Councillor Parmegiani, Councillor Price,
Councillor Regan, Councillor Robertson,
Councillor Silcocks, Councillor Torsten,
Councillor Witt, Councillor Woodgate,
Councillor Zeltzer

15/0

Against the Motion

None

10.2.3.Draft Disability Inclusion Action Plan (DIAP) 2026-2030 for Public Exhibition.

Note: In accordance with clause 18.2 of Council's Code of Meeting Practice, the Council deferred consideration of this item to a reconvened Council meeting held on 30 March 2026.

Note: Councillor Jarvis left the Council meeting held on 23 March 2026 at 10:59pm and was not present for the vote to defer the matter to the reconvened Council meeting on 30 March 2026.

Note: Late correspondence was tabled by Vicki Munro (Council's Manager - Community & Culture).

(Councillor Dixon/Councillor Carmichael)

199/2026 Resolved on 23 March 2026:

THAT Council, in accordance with clause 18.2 of Council's Code of Meeting Practice, Council defer consideration of this item to a reconvened Council meeting to be held on 30 March 2026.

The Motion was put and Carried.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Councillor Ardouin, Councillor Carmichael,
Councillor Dixon, Councillor Mitchell, Councillor
Parmegiani, Councillor Price, Councillor Regan,
Councillor Robertson, Councillor Silcocks,
Councillor Torsten, Councillor Woodgate,
Councillor Zeltzer

12/2

Against the Motion

Councillor Andruska, *Councillor Witt
*Councillor Witt was present in the meeting, did not
vote and is recorded as being against the motion.

(Councillor Woodgate/Councillor Jarvis)

170/2026 Resolved at the Reconvened Council Meeting 30 March 2026:

THAT Council:

- A. Endorse the draft Disability Inclusion Action Plan 2026 -2030 for the purpose of placing on public exhibition for a period of 28 days.
- B. Note that a further report will be presented to a future meeting of Council on submissions received on the draft Disability Inclusion Action Plan 2026-2030 following the public exhibition period.

The Motion was put and Carried.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Councillor Ardouin, Councillor Carmichael,
Councillor Dixson, Councillor Jarvis,
Councillor Mitchell, Councillor Robertson,
Councillor Torsten, Councillor Woodgate,
Councillor Zeltzer

9/5

Against the Motion

Councillor Parmegiani, Councillor Price,
Councillor Regan, Councillor Silcocks, Councillor
Witt

10.2.4.Construction of a concrete access ramp to Boothby Beach, Rose Bay.

(Councillor Dixson/Councillor Torsten)

142/2026 Resolved without debate:

THAT Council does not proceed with the proposal to construct a concrete access ramp at Boothby Beach, Rose Bay, for the reasons outlined in this report.

The Motion was put and Carried.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Councillor Andruska, Councillor Ardouin,
Councillor Carmichael, Councillor Dixson,
Councillor Jarvis, Councillor Mitchell,
Councillor Parmegiani, Councillor Price,
Councillor Regan, Councillor Robertson,
Councillor Silcocks, Councillor Torsten,
Councillor Witt, Councillor Woodgate,
Councillor Zeltzer

15/0

Against the Motion

None

10.2.5.Response to Notice of Motion - Murray Rose (Redleaf) Pool Master Plan

(Councillor Dixson/Councillor Torsten)

143/2026 Resolved without debate:

THAT Council:

- A. Receive and note this report in response to the Notice of Motion adopted on 15 December 2025.
- B. Note the inclusion of accessibility improvements through Blackburn Gardens in the draft Disability Inclusion Action Plan (2026–2030), and that staff will progress detailed design and approvals as outlined in the Plan.

The Motion was put and Carried.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Councillor Andruska, Councillor Ardouin,
Councillor Carmichael, Councillor Dixon,
Councillor Jarvis, Councillor Mitchell,
Councillor Parmegiani, Councillor Price,
Councillor Regan, Councillor Robertson,
Councillor Silcocks, Councillor Torsten,
Councillor Witt, Councillor Woodgate,
Councillor Zeltzer

15/0

Against the Motion

None

10.3. Strategic & Corporate Committee

10.3.1. Wilberforce Car Park Rose Bay Public Private Partnership EOI

Note: In accordance with clause 18.2 of Council's Code of Meeting Practice, this item was adjourned to a reconvened meeting of Council held on 30 March 2026

Note: Councillor Jarvis left the Council meeting held on 23 March 2026 at 10:59pm and was not present for the vote to defer the matter to the reconvened Council meeting on 30 March 2026.

Note: Councillor Jarvis declared a non-significant, non-pecuniary interest in this item, as Councillor Jarvis was previously professionally associated with one of the proponents involved in the matter. Councillor Jarvis remained in the meeting, participated in debate and voted on the matter.

Note: The Council amended Parts B and C ahead of the vote.

(Councillor Dixon/Councillor Carmichael)

200/2026 Resolved on 23 March 2026:

THAT Council in accordance with clause 18.2 of Council's Code of Meeting Practice, Council defer further consideration of this item to a reconvened Council meeting to be held on 30 March 2026.

The Motion was put and Carried.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Councillor Ardouin, Councillor Carmichael,
Councillor Dixon, Councillor Mitchell,
Councillor Parmegiani, Councillor Price,
Councillor Regan, Councillor Robertson,
Councillor Silcocks, Councillor Torsten,
Councillor Woodgate, Councillor Zeltzer

12/2

Against the Motion

Councillor Andruska, Councillor Witt
*Councillor Witt was present in the meeting, did not vote and is recorded as being against the motion.

**Motion moved by Councillor Jarvis
Seconded by Councillor Zeltzer**

THAT Council:

- A. Notes that the Wilberforce Car Park Redevelopment PPP EOI was open from 22 October 2025 to 5 December 2025 and two EOI responses were received during this period.
- B. Resolves to shortlist Perifa Developments Pty. Ltd and request they submit at Detailed Proposal on the basis that:
- i. a minimum of 200 public car spaces need to be provided, plus any other parking requirements for the development, consistent with Chapter E1 of Woollahra Development Control Plan 2015.
 - ii. a community facility of no less than 500 sqm be provided.
 - iii. public toilet facilities, including disabled toilets be provided.
 - iv. 3 levels of underground carparking is not acceptable but underground parking restricted to the level Council endorsed on its 'go it alone' construction ready proposal together with above ground parking would be favourably considered to ensure ((i) above) is provided.
 - v. the building height across the entire site might be increased to 8 storeys, noting the maximum height permitted by the LMR reforms, and in-fill affordable housing provisions in R3 provide for up to 8 storeys.
 - vi. further details would be provided on any planned retail and commercial offerings which may include a full line supermarket.
- C. Request the General Manager provides a report to the April 2026 Ordinary Council Meeting that updates Councillors on the status of staff discussions with Perifa regarding their detailed proposal, noting that a probity advisor will be present during all discussions.
- i. Phase one, including but not limited to:
 1. Operating the Wilberforce and Ian Street car parks on a commercial basis with at least one hour free parking be provided. This may be enforced via boom gates or parking meters.
 2. Implementation of a resident parking permit scheme on Faraday Avenue that mirrors the restrictions on Newcastle Street.
 3. Changing parking restrictions to promote parking turnover in the centre or in residential areas.
 - ii. Phase two:
 1. Report back to the Finance and Community Services Committee on the effectiveness of the measures implemented in phase one.

2. Investigate and report on ways to create new parking spaces on Faraday Avenue and Newcastle Street as a stop gap measure until such time that the Wilberforce Car Park can be delivered.
- D. Notes that any on-street parking changes as contemplated in phase 1 will be reported to the Woollahra Local Transport Forum for advice before a report to Council by 30 June 2026.

**Amendment moved by Councillor Witt
Seconded by Councillor Regan**

THAT Council:

- A. Notes that the Wilberforce Car Park Redevelopment PPP EOI was open from 22 October 2025 to 5 December 2025 and two EOI responses were received during this period.
- B. Resolves to not progress with any of the EOIs received to the Request for Detailed Proposals (RFDP) stage for the reasons outlined in the report to the Strategic & Corporate Committee Meeting of 16 March 2026.
- C. Acknowledges the EOI respondents and thanks them for their participation in the EOI process.
- D. Requests the General Manager to investigate other opportunities for the redevelopment of the Wilberforce Car Park site, to achieve the stated goals of greater public parking, a community space and easy access facilities, with these investigations to form part of a future Strategic & Corporate Committee report brought back to Council by October 2026.
- E. Investigate and report on measures to increase car parking turnover in the Rose Bay Centre, including but not limited to:
 - i. Operating the Wilberforce and Ian Street car parks on a commercial basis. This may be enforced via boom gates or parking meters.
 - ii. Providing new parking opportunities in surrounding streets by converting existing parallel parking to angle parking, provided that any such angled parking be confined to the commercial area of Rose Bay and will not extend to the Residential R2 zoned areas.
 - iii. Changing parking restrictions to promote parking turnover in the centre.
- F. Notes that any on-street parking changes will be reported to the Woollahra Local Transport Forum for advice before a report being brought back to Council by 30 June 2026.
- G. Advises the Office of Local Government in writing that Council does not intend to proceed with the PPP project.

The Amendment was put and Lost.

For the Amendment

Councillor Price, Councillor Regan,
Councillor Robertson, Councillor Silcocks,
Councillor Torsten, Councillor Witt

Against the Amendment

Councillor Ardouin, Councillor Carmichael,
Councillor Dixon, Councillor Jarvis, Councillor
Mitchell, Councillor Parmegiani, Councillor
Woodgate, Councillor Zeltzer

The Motion was put and Carried.

(Councillor Jarvis/Councillor Zeltzer)

155/2026 Resolved at the Reconvened Council Meeting 30 March 2026:

THAT Council:

- A. Notes that the Wilberforce Car Park Redevelopment PPP EOI was open from 22 October 2025 to 5 December 2025 and two EOI responses were received during this period.
- B. Resolves to shortlist Perifa Developments Pty. Ltd and request they submit at Detailed Proposal on the basis that:
 - i. a minimum of 200 public car spaces need to be provided, plus any other parking requirements for the development, consistent with Chapter E1 of Woollahra Development Control Plan 2015.
 - ii. a community facility of no less than 500 sqm be provided.
 - iii. public toilet facilities, including disabled toilets be provided.
 - iv. 3 levels of underground carparking is not acceptable but underground parking restricted to the level Council endorsed on its 'go it alone' construction ready proposal together with above ground parking would be favourably considered to ensure ((i) above) is provided.
 - v. the building height across the entire site might be increased to 8 storeys, noting the maximum height permitted by the LMR reforms, and in-fill affordable housing provisions in R3 provide for up to 8 storeys.
 - vi. further details would be provided on any planned retail and commercial offerings which may include a full line supermarket.
- C. Request the General Manager provides a report to the April 2026 Ordinary Council Meeting that updates Councillors on the status of staff discussions with Perifa regarding their detailed proposal, noting that a probity advisor will be present during all discussions.
 - i. Phase one, including but not limited to:
 - 1. Operating the Wilberforce and Ian Street car parks on a commercial basis with at least one hour free parking be provided. This may be enforced via boom gates or parking meters
 - 2. Implementation of a resident parking permit scheme on Faraday Avenue that mirrors the restrictions on Newcastle Street
 - 3. Changing parking restrictions to promote parking turnover in the centre or in residential areas
 - ii. Phase two:
 - 1. Report back to the Finance and Community Services Committee on the effectiveness of the measures implemented in phase one
 - 2. Investigate and report on ways to create new parking spaces on Faraday Avenue and Newcastle Street as a stop gap measure until such time that the Wilberforce Car Park can be delivered
- D. Notes that any on-street parking changes as contemplated in phase 1 will be reported to the Woollahra Local Transport Forum for advice before a report to Council by 30 June 2026.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Councillor Ardouin, Councillor Carmichael,
Councillor Dixon, Councillor Jarvis,
Councillor Mitchell, Councillor Torsten,
Councillor Woodgate, Councillor Zeltzer

Against the Motion

Councillor Parmegiani, Councillor Price,
Councillor Regan, Councillor Robertson,
Councillor Silcocks, Councillor Witt

8/6

10.3.2.Preschool and Early Childhood Education and Care (ECEC) Service Review outcomes

Note: The Mayor, Councillor Dixon declared a significant, non-pecuniary interest in this item as the Mayor's son is on the preschool waiting list, and she is personally associated with a member of the public who submitted late correspondence on this item. The Mayor left the meeting during this item, did not participate in debate and did not vote on the matter.

Note: The Mayor, Councillor Dixon vacated the Chair during this item. The Deputy Mayor Councillor Carmichael assumed the Chair.

**Motion moved by Councillor Zeltzer
Seconded by Councillor Mitchell**

THAT Council:

- A. Receive and note this Preschool Early Childhood Education and Care (ECEC) Service Review report dated May 2025 that includes nine key operational recommendations and four potential future operating models.
- B. Receive and note the Management Responses to the Service Review recommendations and operating models referred to in Part A above.
- C. As part of the development of the 2026-2027 budget, give consideration to an increase in Preschool fees as detailed in this report, to include revised overheads and depreciation.
- D. Request the General Manager undertake further detailed work (including timing, costs, funding opportunities & resources required) to recommend available solutions to expand the Woollahra Preschool (including the number of places, locations and hours offered) whilst maintaining the current quality of service.
- E. Request the General Manager lodge an application to the NSW Government's Expanding Quality Access Program funding program (by the deadline of 13 April 2026), in order to seek funding for expansion of the Woollahra Preschool as per Model 3 of the funding program, being for preschool aged children, from 36 months of age to school aged i.e. 3-5 year olds.
- F. Requests that the General Manager implement a communication strategy, including holding a public meeting as soon as possible, where all stakeholders can voice their concerns and ask questions, to inform and liaise with key community stakeholders (being current families with children attending the preschool or on the waitlist and staff) by Council as part of the Review, in relation to fees and charges, provision of hours, and consideration of various locations (such as satellite sites).

- G. Noting the valuable experience and knowledge that our early childhood educators and support staff bring to the provision of the pre-school service, Council notes that the General Manager will continue to engage staff through consultation as the proposals to extend the operations of early childhood education and care are further explored.
- H. Request the General Manager to table a report at a future Committee and or Council meeting prior to 30 June 2026, for the purpose of reporting back on Part F & Part G as included above.

**Amendment moved by Councillor Silcocks
Seconded by Councillor Regan**

THAT Council:

- A. Receive and note this Preschool Early Childhood Education and Care (ECEC) Service Review report dated May 2025 that includes nine key operational recommendations and four potential future operating models.
- B. Receive and note the Management Responses to the Service Review recommendations and operating models referred to in Part A above.
- C. As part of the development of the 2026-2027 budget, give consideration to an increase in Preschool fees as detailed in this report, to include revised overheads and depreciation.
- D. Request the General Manager undertake further detailed work (including timing, costs, funding opportunities & resources required) to recommend available solutions to expand the Woollahra Preschool (including the number of places, locations and hours offered) whilst maintaining the current quality of service.
- E. Requests that the General Manager implement a communication strategy to inform and liaise with key community stakeholders (being current families with children attending the Preschool or on the waitlist and staff) by Council as part of the Review, in relation to fees and charges, provision of hours, and consideration of various locations (such as satellite sites).
- F. Noting the valuable experience and knowledge that our early childhood educators and support staff bring to the provision of the pre-school service, Council notes that the General Manager will continue to engage staff through consultation as the proposals to extend the operations of early childhood education and care are further explored.
- G. Request the General Manager to table a report at a future Committee and or Council meeting prior to 30 June 2026, for the purpose of reporting back on Part E & Part F as included above.

Councillor Robertson advised of a Foreshadowed Motion.

The Amendment was put and Lost.

For the Amendment

Councillor Carmichael, Councillor Regan,
Councillor Silcocks, Councillor Torsten,
Councillor Witt

Against the Amendment

Councillor Andruska, Councillor Ardouin,
Councillor Jarvis, Councillor Mitchell, Councillor
Parmegiani, Councillor Price, Councillor
Robertson, Councillor Woodgate, Councillor
Zeltzer

5/9

(Councillor Zeltzer/Councillor Mitchell)

132/2026 Resolved:

THAT Council:

- A. Receive and note this Preschool Early Childhood Education and Care (ECEC) Service Review report dated May 2025 that includes nine key operational recommendations and four potential future operating models.
- B. Receive and note the Management Responses to the Service Review recommendations and operating models referred to in Part A above.
- C. As part of the development of the 2026-2027 budget, give consideration to an increase in Preschool fees as detailed in this report, to include revised overheads and depreciation.
- D. Request the General Manager undertake further detailed work (including timing, costs, funding opportunities & resources required) to recommend available solutions to expand the Woollahra Preschool (including the number of places, locations and hours offered) whilst maintaining the current quality of service.
- E. Request the General Manager lodge an application to the NSW Government's Expanding Quality Access Program funding program (by the deadline of 13 April 2026), in order to seek funding for expansion of the Woollahra Preschool as per Model 3 of the funding program, being for preschool aged children, from 36 months of age to school aged i.e. 3-5 year olds, noting that the acceptance of grant funding will be subject to Council approval following receipt of the report capturing the work undertaken in Part D and formal endorsement of change to the model of Pre-school delivery.
- F. Requests that the General Manager implement a communication strategy, including holding a public meeting as soon as possible, where all stakeholders can voice their concerns and ask questions, to inform and liaise with key community stakeholders (being current families with children attending the Preschool or on the waitlist and staff) by Council as part of the Review, in relation to fees and charges, provision of hours, and consideration of various locations (such as satellite sites).
- G. Noting the valuable experience and knowledge that our early childhood educators and support staff bring to the provision of the pre-school service, Council notes that the General Manager will continue to engage staff through consultation as the proposals to extend the operations of early childhood education and care are further explored.
- H. Request the General Manager to table a report at a future Committee and or Council meeting prior to 30 June 2026, for the purpose of reporting back on Part E & Part F as included above.

The Motion was put and Carried.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Councillor Andruska, Councillor Ardouin,
Councillor Jarvis, Councillor Mitchell,
Councillor Parmegiani, Councillor Price,
Councillor Regan, Councillor Robertson,
Councillor Woodgate, Councillor Zeltzer

10/4

Against the Motion

Councillor Carmichael, Councillor Silcocks,
Councillor Torsten, Councillor Witt

11. Rescission Motion

12. Notices of Motion

12.1. Outdoor Fitness Equipment

Note: In accordance with clause 18.2 of Council's Code of Meeting Practice, this matter was adjourned to a reconvened meeting of Council held on 30 March 2026

Note: Councillor Jarvis left the Council meeting held on 23 March 2026 at 10:59pm and was not present for the vote to defer the matter to the reconvened Council meeting on 30 March 2026.

(Councillor Dixon/Councillor Carmichael)

201/2026 Resolved on 23 March 2026:

THAT Council in accordance with clause 18.2 of Council's Code of Meeting Practice, Council defer consideration of this item to a reconvened Council meeting to be held on 30 March 2026.

The Motion was put and Carried.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Councillor Ardouin, Councillor Carmichael,
Councillor Dixon, Councillor Mitchell,
Councillor Parmegiani, Councillor Price,
Councillor Regan, Councillor Robertson,
Councillor Silcocks, Councillor Torsten,
Councillor Woodgate, Councillor Zeltzer

12/2

Against the Motion

Councillor Andruska, *Councillor Witt
*Councillor Witt was present in the meeting, did not vote and is recorded as being against the motion.

(Councillor Woodgate/Councillor Dixon)

168/2026 Resolved at the Reconvened Council Meeting 30 March 2026:

THAT Council:

A. Notes that the Woollahra Council Recreation Strategy from 2023 identifies that:

- i. There is an inability to develop new active open spaces due to a lack of available space.

- ii. That 70% of people with disability expressed interest in passive recreation activities. It was identified that the Council should create a community that enables people with disability to participate independently in passive and active recreation activities.
 - iii. There is a need to investigate opportunities to increase features that cater for older residents, specifically referencing outdoor fitness equipment.
- B. Notes that Woollahra Council encourages a healthy, active community through our Recreation Strategy and Open Space Plans of Management.
- C. Requests the General Manager to prepare a report that:
- i. Identifies potential locations and costs of installing additional outdoor fitness equipment in the LGA.
 - ii. Which proposed locations will have the highest use.
 - iii. When Council anticipates it could deliver each project based on when funding for such projects might be available.
 - iv. If potential grant applications would be able to fund any works.
 - v. If any sites have the potential to incorporate inclusive gym equipment, so that we can create places where members of the community of all ages and abilities can meet and exercise in our LGA for free.
- D. Requests the General Manager write to the Centennial Park Trust advising of this motion and encouraging their consideration be given to installing outdoor fitness equipment in suitable locations that are within easy access to residents of Woollahra.

The Motion was put and Carried.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Councillor Ardouin, Councillor Carmichael,
Councillor Dixon, Councillor Jarvis,
Councillor Mitchell, Councillor Parmegiani,
Councillor Regan, Councillor Robertson,
Councillor Silcocks, Councillor Torsten,
Councillor Woodgate, Councillor Zeltzer

12/2

Against the Motion

Councillor Price, Councillor Witt

12.2. Options to Establish Ongoing Specialist Geotechnical and Hydrogeological Expertise

Note: Late correspondence was tabled by Alicia Wells, Adrienne Tuart, Alice Ilich, Amanda L'Estrange, Amy Dennmeade, Andrew Christopher, Andrew Rouse, Angela Jakovac, Aviva Levine, Avril Jacobson, Ben Senes, Benita Senes, Bruce Stafford, Carmen McLoughlin, Chloe Sacks, David Balkin, David Fisher, Debbie Seidler, Georgi Logan, Georgina Senes, Greg Conomos, Haydn Deere, Jacqui Foux, John Temple, Julian Gold, Kim Louey-Gung, Leon and Ruth Ratner, Mark Falkenstein, Matthew Scarf, Melinda Dunn, Michael Loughman, Peder & Diana Kastengren, Sherridan Hopkins, Sonja Reja, Steven Glanz, Tami Biggs, Tony Bond, and Victoria O'Neil.

(Councillor Carmichael/Councillor Parmegiani)

139/2026 Resolved:

THAT Council:

- A. Request the General Manager table a report to Council on lawful options to establish ongoing specialist geotechnical and hydrogeological expertise, available to Council staff as part of the assessment framework for development applications involving substantial below-ground excavation in mapped or otherwise identified high-risk areas, including Rose Bay and Double Bay.
- B. Request that the report examine the available delivery models for such specialist capability, including:
 - i. an internal specialist position within Council;
 - ii. a shared specialist arrangement;
 - iii. a standing external consultant panel retained by Council; and
 - iv. an applicant-funded peer-review mechanism administered by Council staff.
- C. Request that the report address the financial, staffing, legal, operational, administrative, timing, and risk implications of each model, including whether any model could be wholly or partly applicant-funded.
- D. Request that the report advise whether Council's current framework already permits staff to obtain independent specialist geotechnical or hydrogeological review in exceptional or high-risk cases and, if so, in what circumstances and by what mechanism.
- E. Note that this resolution does not seek to direct the assessment, recommendation, or determination of any individual development application, but instead seeks advice on possible future policy, procedural, and risk-management measures to support staff assessment of a class of technically high-risk development.
- F. Request that the report be brought back to Council as soon as practicable, recognising the urgency of addressing this issue because of the large number of Low and Mid-Rise Housing (LMR) development applications now in the assessment process.
- G. Request the General Manager hold a Councillor workshop as soon as practicable on the role of Councillors in the current NSW planning framework, including both the limits of that role in operational and assessment matters and the lawful avenues by which Councillors may properly exercise their strategic, policy, advocacy, and governance functions.
- H. Notes staff advice that Councillors are not permitted to request that staff obtain independent geotechnical reports for all development applications in Rose Bay and Double Bay which include underground car parks as this is an operational matter.

The Motion was put and Carried.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Councillor Andruska, Councillor Ardouin,
Councillor Carmichael, Councillor Dixon,
Councillor Jarvis, Councillor Mitchell,
Councillor Parmegiani, Councillor Price,
Councillor Regan, Councillor Robertson,
Councillor Silcocks, Councillor Torsten,
Councillor Witt, Councillor Woodgate,
Councillor Zeltzer

15/0

Against the Motion

None

12.3. Motion of Condolences

(Councillor Carmichael/Councillor Dixon)

172/2026 Resolved:

THAT Council:

- A. Notes with deep sadness the passing of the Hon. Virginia Judge, former Member for Strathfield and Minister of the Crown, and acknowledges her extensive and dedicated public service to the people of New South Wales.
- B. Recognises her significant contributions during her time in state politics - particularly her tireless work as Minister for the Arts, Citizenship, and Fair Trading - most notably securing funding for the modern extension to the Museum of Contemporary Art (MCA) wing, championing multiculturalism and community development, and driving crucial consumer protection reforms for vulnerable residents.
- C. Celebrates her trailblazing political career as both the first female Mayor elected to Strathfield Municipal Council and the first female Member for the NSW State Seat of Strathfield.
- D. Acknowledges that Ms Judge's extensive work in philanthropy in her post-political life became widely recognised and admired throughout Sydney's Eastern Suburbs.
- E. Notes that one of Ms Judge's official final acts was to attend the opening of One Bright Pearl in Blackburn Gardens as a former Arts Minister, celebrating and honouring Lindy Lee and this magical work.
- F. Recognises the challenges and tragedy of Alzheimer's disease and other forms of dementia, noting that the ongoing need for medical research in this field remains crucial.
- G. Observes a minute's silence in honour of her memory and her legacy of civic duty.
- H. Requests that a joint letter of condolence be sent under the Mayor's and Deputy Mayor's joint signature to her family, expressing the Woollahra Council's deepest sympathies, the moment of silence held in the chamber in her honour, and admiration for a life of service during this difficult time.

The Motion was put and Carried.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Councillor Andruska, Councillor Ardouin,
Councillor Carmichael, Councillor Dixon,
Councillor Jarvis, Councillor Mitchell,
Councillor Parmegiani, Councillor Price,
Councillor Regan, Councillor Robertson,
Councillor Silcocks, Councillor Torsten,
Councillor Witt, Councillor Woodgate,
Councillor Zeltzer

15/0

Against the Motion

None

13. Questions With Notice

(Councillor Dixson/Councillor Torsten)

780/2025 Resolved:

THAT the Questions with Notice be received and noted.

The Motion was put and Carried.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Councillor Andruska, Councillor Ardouin,
Councillor Carmichael, Councillor Dixson,
Councillor Jarvis, Councillor Mitchell,
Councillor Parmegiani, Councillor Price,
Councillor Regan, Councillor Robertson,
Councillor Silcocks, Councillor Torsten,
Councillor Witt, Councillor Woodgate,
Councillor Zeltzer

15/0

Against the Motion

None

13.1. Rushcutters Bay Catchment Area Works Cecil Street

Councillor Andruska asking:

To the Director of Infrastructure and Sustainability:

I refer to the directors response to the Question With Notice on the 27 October Council Meeting regarding Council's 2025/26 Capital Works Budget and in particular, the Rushcutters Bay Catchment area works at Cecil Street, Paddington (in the amount of \$1.48 million).

Can the Director please update the community on the progress of these works, including the information on the contamination status of soil in Trumper Park and whether a DA process is now required and the results of the local resident survey regarding the flooding impact of rain events.

Director - Infrastructure & Sustainability in response:

Answers tabled as late correspondence.

13.2. Housing Delivery Authority

Councillor Price asking:

To the Director of Planning and Place:

I refer to the Housing Delivery Authority's Record of Briefing dated 17 February 2026.

Is the Director able to provide the community with any details concerning Expression of Interest No. 324141 from the Edgecliff Woollahra Consortium regarding the following properties:

- 293-295 Edgecliff Road;
- 295A Edgecliff Road;
- 295B Edgecliff Road;
- 289-291 Edgecliff Road;
- 287 Edgecliff Road;
- 72A Wallaroy Road;
- 74 Wallaroy Road; and
- 76 Wallaroy Road.

Director - Planning & Place in response:

The Department of Planning, Housing and Infrastructure has advised that no further details are publicly available in relation to this proposal.

13.3. Preservation and Retention of 'Hillcrest' 780-786 New South Head Road Rose Bay

Councillor Jarvis asking:

I refer to the Heritage listed property known as Hillcrest at 780-786 New South Head Road Rose Bay which has been the subject of a number of development applications and appeals. These date to 2020 when an application to demolish Hillcrest was refused by the Council and successfully defended on appeal.

Since then a further 3 DAs and another 7 modification applications have been lodged. At all relevant times the Council has successfully sought the preservation and retention of Hillcrest given its heritage significance. Construction on an approved development which retained Hillcrest but created substantial infill development commenced in 2025, with excavation and the removal of most of the unique valley of ferns and palms.

On 12th February 2026 there was a catastrophic building failure of the development. From New South Head Road through an open hoarding it appears that on the eastern front of the Hillcrest Villa including the roof and 3 levels has collapsed.



Can Councillors please be advised of answers to the following questions:

1. What is known about this occurrence?
2. What action that has taken in response by Council and other relevant authorities?
3. What is the current situation?
4. What action is available to Council or other authorities to ensure the preservation and retention of Hillcrest?"

Acting Team Leader - Compliance and Enforcement in response:

1. What is known about this occurrence?

- The Senior Project Manager for the Development Site Hillcrest 780-786 New South Head Road Rose Bay reported audible structure-borne creaking noises occurring on Thursday 12 February 2026.
- A portion of the heritage façade and adjacent structural wall collapsed into the excavation zone shortly after an opening was created beneath the façade wall.
- Internal cracking at ground level suggests movement potentially related to excavation activity. There are no signs of major instability identified at the rear or left side external façade.
- Excavation adjacent to the heritage walls is deep and close to temporary supports. Soil voids and undermining were observed, including the opening below the façade wall that preceded the collapse.
- Council was first advised on Monday 16 February 2026 of the building failure at the development that had occurred on Thursday 12 February 2026. The Principal Certifier, SafeWork NSW and NSW Building Commission Officers were alerted and attended. Orders were issued by each authority to stabilise the building.

2. What action that has taken in response by Council and other relevant authorities?

- On 12 February 2026, the Senior Project Manager for the Development Site 780-786 New South Head Road Rose Bay self-reported to SafeWork NSW and Building Commission NSW of a partial collapse of portion of the heritage façade and adjacent structural wall into the excavation zone.
- On 13 February 2026, SafeWork NSW issued a Prohibition Notice pursuant to section 195 of the Work Health & Safety Act 2011 to immediately cease all construction and productive works and have independent geotechnical/structural engineers assess the structural integrity of the entire building. The Developer did submit all documents requested by the Prohibition Notice to the satisfaction of SafeWork NSW.
- On 16 February 2026, the NSW Building Commission conducted an inspection of the building for serious failures/defects under the Residential Apartment Buildings (Compliance & Enforcement Powers) Act 2020. In summary, the NSW Building Commission required that no further structural or excavation works proceed until engineering assessments were received and reviewed.
- On 16 February 2026, the NSW Building Commission contacted Woollahra Council (via Customer Service Request) and provided a copy of the Inspection Summary Report. The NSW Building Commission requested Woollahra Council attend the site to assess compliance with the development consent, heritage obligations, other relevant temporary

works controls, and determine whether any additional directions or conditions were required pending the engineering assessments.

- On 17 February 2026, Woollahra Council's Compliance Section instructed the Developer that further demolition was not to occur unless authorised by formal order from any of the authorities AND any reconstruction would only be authorised via a new Development Application.
- On 20 February 2026 and 6 March 2026, Council's Building Compliance Officer and Council's Heritage Team Leader attended the Development Site to evaluate the extent of damage and determine its impact on the building's significance.
- On 24 February 2026, the Principal Certifier issued the Developer a Written Direction Notice pursuant to section 6.31 of the Environmental Planning & Assessment Act 1979 to remedy non-compliances, namely the works on the subject site failed to appropriately retain and preserve the heritage façade and roof structure of the existing building, as required by the Development Consent Approvals.
- On 13 March 2026, SafeWork NSW issued an Improvement Notice pursuant to section 191 of the Work Health & Safety Act 2011 directing the Developer to take corrective actions and methodology from the guidance of independent geotechnical / structural engineers. The engineers were to sign off the corrective actions to confirm the structure safe by no later than 17 April 2026.

3. What is the current situation?

- Engineers Reports required by the Orders have been forwarded to Council.
- A Geotechnical Report (27 February 2026) detailing the methodology for temporary stabilisation works required at the Development Site. The site is currently considered unsafe due to the potential for further collapse of the southern bay window section of the building. It is proposed to temporarily stabilise the foundations of the southern bay window area to allow works to safely recommence on site.
- A Structural Engineers Report (3 March 2026) detailing immediate make-safe recommendations to prevent further collapse events.
- On 16 March 2026, the Developer advised of some additional collapse of the protruding wall (upper floor level). To remedy the moving wall, the Developer sought approval to remove that portion of the protruding wall to commence on 17 March 2026. Council's Heritage Team Leader reviewed the proposal and supported the works to be carried out as soon as practicable considering potential further collapse.
- Once the matter of the make-safe works is satisfied, given the significant failure in the portion of the building structure that was to be retained, the reconstruction works will need to be subject of a new development application to amend the current scheme, supported by a Heritage Impact Statement. A section 4.55 application as the scope of the additional works required would not satisfy the test of being "substantially the same" development.

4. What action is available to Council or other authorities to ensure the preservation and retention of Hillcrest?

- The Hillcrest 780-786 New South Head Road Rose Bay, is listed as an item of local heritage. No work can be carried out on a listed heritage item without approval. The amending "new" development application will be required to be supported by a Heritage Impact Statement detailing heritage management for proposed works to assist Council with assessment and determination of the development application.

- Under the Environmental Planning and Assessment Act 1979, Woollahra Council has a range of enforcement actions available to preserve and retain locally listed heritage buildings. Council can issue orders under Section 9.34 of the EP&A Act to stop unauthorised work, prevent demolition, or require a building to be restored, maintained, or repaired to prevent deterioration.
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13.4. Woollahra Station Trees

Councillor Torsten asking:

On 24 August 2025 the NSW Minns Government announced plans to finish the long-dormant 1970s Woollahra railway station project on the T4 Eastern Suburbs Line. Construction is planned to start in 2027 with a target completion date of late 2029.

The project includes high-density rezoning for between 6,500 and 10,000 new homes/apartments, including affordable housing, by 2051.

However, there is an urban forest of Wallangarra white eucalyptus gums, mature box trees, a substantial Moreton Bay fig tree, Old Man Banksia trees (x3), Norfolk pines (x3), Jacaranda, Lilly Pilly and various palm species (images 2023 & 2026) straddling the boundaries of private properties at 287-297 Edgecliff Road and NSW State land on the southwest corner of the rail corridor reserve (image 2020).

This forest is included in the Connected Corridors for Biodiversity map which was produced for the Sydney Coastal Councils Group (SCCG) in 2016.

This mini-forest provides extensive canopy and is home to threatened species including powerful owls, grey-headed flying foxes, micro-bats, ring-tailed possums, kookaburras, lorikeets, black cockatoos (occasionally) and numerous frogs. This native biodiversity is essential to maintaining the local amenity, natural & First Nations heritage, habitat connectivity, climate change mitigation and the unique character of the Woollahra neighbourhood.

Recent research shows that 30% of Australia's EPBC-listed threatened species occur in cities; that's more than 370 species and of those 39 species only occur in urban areas such as Woollahra.

Of particular concern to local residents is the fate of the significant kauri pine tree (image 2012) situated on the fence line of 66 Wallaroy Road (corner Weeroona Ave.) and the NSW State Government owned rail corridor. This tree is currently in excellent health and is included in the Woollahra Council's Significant Tree Register, 2022.

Local sources have informed me that the NSW State Government has already begun proceedings to compulsory acquire the large, red brick residence at 66 Wallaroy Road, Woollahra as part of the station development. If this is successful, the kauri tree would then be entirely within state land.

This urban forest needs to be protected so that it can continue to contribute to the benefits outlined in the Council's Urban Forest Strategy and the Environmental Sustainability Action Plan: Reduced urban heat, reduced air pollution, improved air quality and increased wildlife diversity.

The NSW State Government has made commitments through the Nature Positive Sydney dash; Valuing Sydney's Living Infrastructure initiative which aims to link development stakeholders with local and state governments to help inform master planning.

1. Please advise what legislative options are available to preserve this important habitat and the significant trees from being destroyed if the private properties backing onto the rail corridor are acquired by the NSW State Government and/or developers purchasing the private land.

2. Also, what is the current status of the update of Woollahra Council's Significant Tree Registrar that members of the public were asked to contribute to in the last 12-18 months? The Significant Tree Register document was republished in 2022 but there was no core information update at the time and it seems to be currently offline.

Manager - Open Space & Trees in response:

Answers tabled as late correspondence.

13.5. Independent Geotechnical Reports

Councillor Parmegiani asking:

To the General Manager:

I refer to the Environmental Planning Committee meeting on 2 March 2026, where the Manager of Development Assessment informed Councillors that staff are reliant upon the accreditation, the skill and the knowledge of the applicants' reports. He noted that staff rely upon people's integrity, and that Council accepts that information in good faith.

In view of the geological challenges of high-risk areas, recent experience, and the escalating number of applications which include basement car parks, an independent geotechnical opinion would help evaluate risk. Structural damage to adjoining properties in Rose Bay and Double Bay is not an unlikely or remote event. Structural damage has already occurred because of excavation on development sites, such as the one at 6-8 Richmond Road which remains unresolved several years later, notwithstanding the intervention of the NSW Governments Building Commissioner which has seen a series of stop work orders imposed dating back to July 2023.

Is the General Manager able to provide a response to the feasibility or otherwise of obtaining independent geotechnical reports for all development applications in Rose Bay and Double Bay which include underground car parks?

General Manager in response:

On notice.

14. Supplementary Responses to Previous Questions with Notice

15. Confidential Matters

16. Councillor Reports/Councillor Updates (Section 8.4)

Note: In accordance with clause 18.2 of Council's Code of Meeting Practice, this item was adjourned to a reconvened meeting of Council held on 30 March 2026

Note: Councillor Jarvis left the Council meeting held on 23 March 2026 at 10:59pm and was not present for the vote to defer the matter to the reconvened Council meeting on 30 March 2026.

Note: Councillor Witt left the reconvened meeting held on 30 March 2026 during this item, the time being 7:55pm.

(Councillor Dixon/Councillor Carmichael)

782/2025 Resolved on 23 March 2026:

THAT Council, in accordance with clause 18.2 of Council's Code of Meeting Practice, Council defer this item to a reconvened Council meeting to be held on 30 March 2026.

The Motion was put and Carried.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Motion

Councillor Ardouin, Councillor Carmichael, Councillor Dixson, Councillor Mitchell, Councillor Parmegiani, Councillor Price, Councillor Regan, Councillor Robertson, Councillor Silcocks, Councillor Torsten, Councillor Woodgate, Councillor Zeltzer

12/2

Against the Motion

Councillor Andruska, *Councillor Witt
*Councillor Witt was present in the meeting, did not vote and is recorded as being against the motion.

Councillor Carmichael:

- **Condolences - Hon. Virginia Judge**
- **Mardi Gras - Marching with Dayenu**

Councillor Carmichael paid tribute to the late Hon. Virginia Judge, highlighting her pioneering political career and dedication to public service. Councillor Carmichael reflected on her generosity, loyalty, and personal kindness, and spoke of Ms Judge as a loyal friend, mentor, and advocate for those she cared about. Councillor Carmichael shared a number of personal anecdotes and acknowledged Ms Judge's partner and children, noting the widespread grief and respect felt across the community following her passing. Councillor Carmichael thank Ms Judge for her service to the people New South Wales, and may she rest in honourable and well earned peace.

Councillor Carmichael further advised that he recently marched in the Sydney Gay and Lesbian Mardi Gras for the first time, describing it as a moving experience and a powerful statement about visibility, belonging and pride, particularly for gay Jews in a time of real and immediate vulnerability. He praised the courage of Dayenu and Mardi Gras in creating a safe space, and thanked the NSW Police Force, in particular Leanne McCusker APM, for their role in helping ensure the evening was a truly joyful occasion. Councillor Carmichael was proud to march alongside Waverley Mayor Will Nemesh in making a statement of allyship.

Councillor Woodgate

- **Woollahra Golf Club Awards**
- **Thanks to the Rose Bay Community Garden**

Councillor Woodgate advised that he recently represented the Mayor at the Woollahra Golf Club Annual Awards night and congratulated all the men and women who won awards.

Councillor Woodgate further advised that he recently attended 'Neighbour Day' at the Rose Bay Community Garden. Councillor Woodgate thanked the Community Garden's committee members for all their hard work.

Councillor Regan

- **Congratulations to The Great Synagogue**
- **Woollahra Festival of Fun**

Councillor Regan congratulated The Great Synagogue for hosting the Opening of the Law Term and Rededication Service at The Great Synagogue on 10 March 2026. Councillor Regan stated that it was an honour to be at this important and meaningful occasion with the Mayor, Deputy Mayor, as well as Councillors Price, Woodgate and Jarvis in the presence of the Chief Justice of New South Wales, members of the Judiciary, and the legal profession as well as the Governor-General of Australia and the Chief Rabbi of the Commonwealth, who joined in the rededication of the sanctuary following significant restoration and enhancement works.

Councillor Regan thanked staff for putting on a great afternoon tea at the Woollahra Festival of Fun - Sunset Concert on 3 March 2026. Councillor Regan was pleased to attend with the Mayor, Councillors Price and Andruska as well as former Councillor Elsing. Councillor Regan stated that this was an enjoyable event.

Councillor Robertson:

- **Recognition of Staff Service**

Councillor Robertson spoke to acknowledge and celebrate a significant milestone of collective service within the Governance team, recognising a combined 75 years of dedicated service to Woollahra Council by Sue O'Connor, Carolyn Nurmi and Judy McClymont. Councillor Robertson noted that he had intended to offer this congratulations at the time of Sue, Carolyn and Judy's departure from Council in late 2025, however, the appropriate timing had not presented itself until now.

Sue O'Connor commenced with Council on 7 July 1997 as a part-time Word Processing Officer and has since progressed through a number of roles including Administrative Assistant – Secretarial Support, Administration Assistant, and Governance Officer from January 2019. Carolyn Nurmi began her career with Council in 1998 as a Casual Records Officer before becoming permanent in December 2000, progressing through roles including Records Officer, Administration Officer (Governance), Access to Information Officer, and Governance Officer from January 2019. Judy McClymont joined Council on 29 November 2010 as a part-time Customer Service Officer and later transitioned into Access to Information, where she has continued to serve with distinction.

Reflecting on this milestone, Councillor Robertson noted that Sue O'Connor and Carolyn Nurmi were always a warm and welcoming and trusting presence, greeting councillors as they entered the chamber. He remarked that both Sue and Carolyn consistently produced work of a very high standard and would be remembered not only for their professionalism, but also for their personal warmth and their steadfast commitment to serving councillors and the institution of Council.

Councillor Robertson shared two personal anecdotes which illustrated Sue O'Connor's exceptional dedication. The first dated back to his early days as a councillor on the Development Control Committee, when Sue quietly passed him a notebook during a meeting so he could record the many reasons for refusal he would often articulate, enabling her to accurately capture every detail for the minutes. This simple act of kindness was instrumental in boosting my confidence and is something Councillor Robertson said, has stayed with him throughout his time on Council.

The second, more striking example, highlighted Sue's commitment to service. On a rainy winter morning, when Councillor Robertson was running late to an 8:00am site inspection in Point Piper, he arrived to find Sue standing roadside in a yellow WMC rain jacket. She flagged down his car, directed him to the site entrance, handed him her own umbrella, and with her signature smile beaming, said, "After you, Councillor." Councillor Robertson noted that this simple but remarkable act exemplified Sue's dedication to supporting councillors and the work of the Woollahra Council.

Councillor Robertson concluded by acknowledging that collectively, these staff members represent not only 75 years of service, but also an enduring commitment to professionalism, excellence and the effective governance and functioning of Council. He extended sincere appreciation and congratulations to Sue, Carolyn and Judy for their outstanding service to WMC and wishes them well in the years ahead.

Councillor Torsten

- **Woollahra Festival of Fun**
- **Seniors Week at Cooper Park Community Garden**

Councillor Torsten thanked staff for the Festival of Fun and stated that the event was a huge success.

Councillor Torsten advised that the Cooper park Community Garden recently hosted Seniors Week and noted the large number of people in attendance, many of whom have since expressed interest in joining the Garden.

Councillor Parmegiani

- **Book Launch at Waverley Library**

Councillor Parmegiani advised that he recently represented the Mayor at the launch of Lynne Collins' book at Waverley Library, noting that the publication focuses on the history of Dover Heights.

Councillor Jarvis

- **Condemning the 7 October 2023 and 14 December 2025 Attacks**

Councillor Jarvis condemned the attacks of 7 October 2023 and 14 December at Bondi, and congratulated members of the Jewish community for inviting non-Jewish people to experience their culture.

Councillor Jarvis recently attended Montefiore with Councillors Parmegiani and Woodgate, as well as the Deputy Mayor to learn about aged care reforms, noting funding delays of up to two years, and thanked Rose Bay resident Mr Gary Inberg for arranging the visit.

Councillor Silcocks

- **SES Awards Night**

Councillor Silcocks advised that he recently attended the SES Awards night, which was also attended by Councillors Woodgate and Parmegiani as well as the Mayor. Councillor Silcocks thanked staff for the hosting the event and acknowledged SES volunteers for their outstanding work, noting they are genuine volunteers who give their time to keep the community safe, including during floods and emergencies.

Councillor Mitchell

- **International Women's Day**
- **Paddington Chamber of Commerce**

Councillor Mitchell advised that she, along with staff and Councillor Witt recently attended the International Women's Day event held at the Shangri-La in Sydney, where Kerry Pothurst was the main speaker. Councillor Mitchell highlighted some of the remarks made by Ms Pothurst about persistence, goals and sticking with things.

Councillor Mitchell further advised that she recently represented the Mayor at a Paddington Chamber of Commerce event, where five women entrepreneurs shared their experiences of starting out in business and working towards success.

The Mayor, Councillor Dixon:

- **Double Bay Festival**
- **National Day of Mourning for the Bondi Terrorist Attack**
- **Citizenship Ceremony**

Mayor Dixon advised that she had attended the Double Bay Festival. Mayor Dixon stating that it was a wonderful weekend (21 and 22 February) of celebration in Double Bay. Mayor Dixon thanked all of the staff from Council in arranging the fun event, and was pleased to welcome everyone on day two at Steyne Park. Mayor Dixon stating that there were many staff involved in getting this festival happening from all across Council, acknowledging James Granter especially for getting the NSW Government Grant for the festival to happen.

Mayor Dixon advised that she had attended the National Day of Mourning for the Bondi Terrorist Attack at the Opera House and described how moving the evening was.

Mayor Dixon further advised that on January 27, she welcomed over 75 people to the Council to grant their Australian Citizenship. Mayor Dixon stating it was a very special evening and of course, always a pleasure hosting these ceremonies.

17. Conclusion of the Meeting

There being no further business the meeting concluded at 8:16pm at the Reconvened Council Meeting held 30 March 2026.

We certify that the Minutes of the Ordinary Meeting of Woollahra Municipal Council held on 23/03/2026 & adjourned to continue on 30 March 2026 and confirmed by the Ordinary Meeting of Council on 28/04/2026 as correct.

General Manager

Mayor