

## Resolution of Local Planning Panel

**4 February 2026**

### **Item 3**

#### **Development Application: 6 Billyard Avenue, Elizabeth Bay - D/2025/954**

The Panel granted consent to Development Application Number D/2025/954 subject to the conditions set out in Attachment A to the subject report.

#### **Reasons for Decision**

The application was approved for the following reasons:

- (A) The development, subject to conditions, is consistent with the objectives of the R1 General Residential zone.
- (B) The design of the fence responds appropriately to the scale of surrounding buildings.
- (C) The development is compatible with the character of the Elizabeth and Rushcutters Bay Heritage Conservation Area.
- (D) The development will not unreasonably compromise the amenity of nearby properties.
- (E) The development, subject to conditions, meets the objectives of the relevant planning controls.

Carried unanimously.

D/2025/954