

Local Planning Panel

Meeting No 128

Wednesday 4 February 2026

Notice Date 28 January 2026

minutes

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Present

Graham Brown (Chair), Megan Jones, Brendan Randles and Judy MacGraw.

At the commencement of business at 5:01pm, those present were:

Mr Brown, Ms Jones, Mr Randles and Ms MacGraw.

The Executive Manager Planning and Development was also present.

The Chair opened the meeting with introductory comments about the purpose and format of the meeting and an acknowledgement of country.

Item 1 Disclosures of Interest

In accordance with section 4.9 of the Code of Conduct for Local Planning Panel Members, all panel members have signed a declaration of interest in relation to each matter on the agenda.

No members disclosed any pecuniary or non-pecuniary interests in any matter on the agenda for this meeting of the Local Planning Panel.

Item 2 Confirmation of Minutes

The Panel noted the minutes of the Local Planning Panel of 17 December 2025, which have been endorsed by the Panel Members and Chair of that meeting.

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

Speakers

Elina Braunstein, Brett Daintry and Jamie Garis.

Lauren O'Neill (Edgewater Investments) – on behalf of the applicant, and David Rippingil (Design Collaborative) – on behalf of the applicant.

Item 4 Development Application: 4-6 York Street, Sydney - D/2025/1053

The Panel refused consent for Development Application Number D/2025/1053.

Reasons for Decision

The application was refused for the following reasons:

- (A) Based upon the material available to Panel at the time of determining this application, including a document provided pursuant to Regulation 35B of the Environmental Planning and Assessment Regulation 2021, the Council is satisfied that the applicant has not demonstrated that compliance with the development standard in s3.20(2)(b)(iii) of State Environmental Planning Policy (Industry and Employment) 2021 is unreasonable or unnecessary in the circumstances and that there are sufficient environmental planning grounds to justify the contravention of the development standard in accordance with the requirements of clause 4.6(3) of the Sydney LEP 2012. The assessment carried out pursuant to clause 4.6(3) of the Sydney LEP 2012 is as recorded in this report.
- (B) The proposal is inconsistent with the aims of SEPP (Industry and Employment) 2021, as the scale and prominence of the sign are not compatible with the desired visual character of the area and would detract from the terminating vistas of Carrington Street and York Street, undermining the heritage streetscape, the formal park setting of Wynyard Park, and the special character of the precinct, which relies on preserving visual coherence and the prominence of key public domain and heritage elements.
- (C) The application is accompanied by insufficient information to demonstrate Design Excellence.
- (D) The development is not in the public interest.

Carried unanimously.

D/2025/1053

Speakers

Michael Woodland (Keyland Consulting) - on behalf of the applicant, James Phillips (Weir Phillips Heritage) - on behalf of the applicant, and Tyson Hunter (Apparition Media) – on behalf of the applicant.

The meeting of the Local Planning Panel concluded at 5:52pm.

CHAIR