

Local Planning Panel

4 February 2026

Application details

Address: 6 Billyard Avenue, Elizabeth Bay

Application: D/2025/954

Applicant: Edgewater Investments

Owner: Edgewater Investments

Planner: Design Collaborative

Designer: 1001 Designs

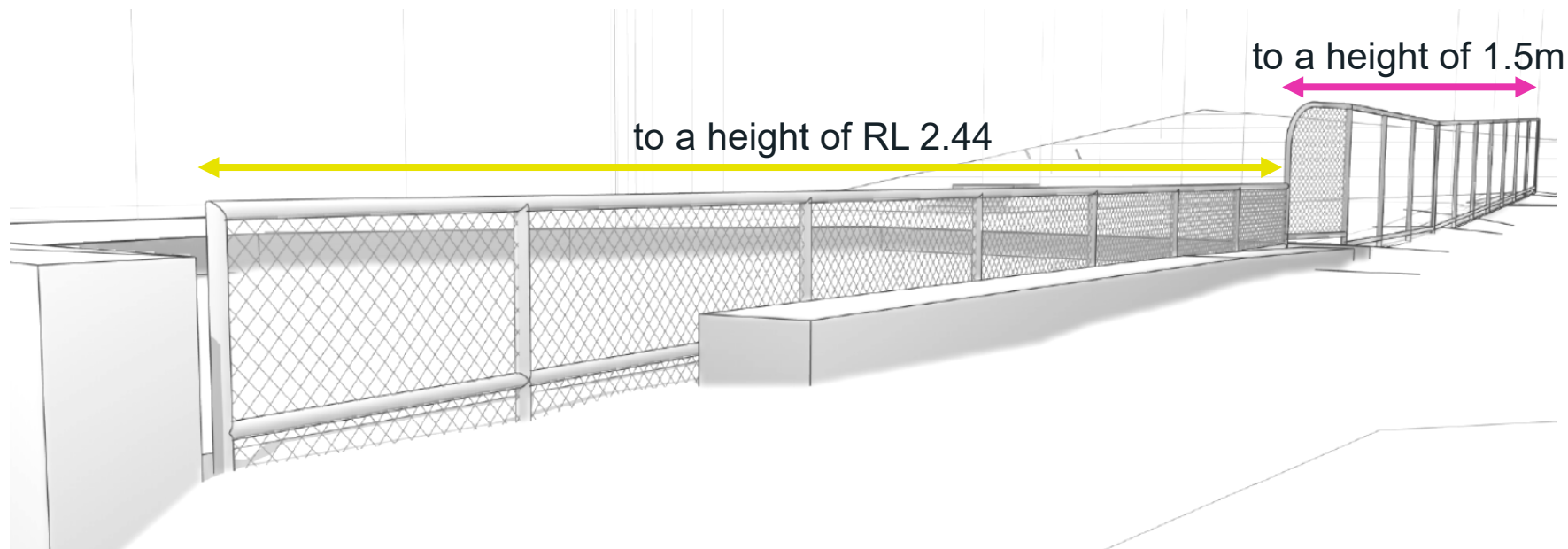
Proposal

Construction of a variable height pipe and chain-wire boundary fence - replacing a previous fence in the same location

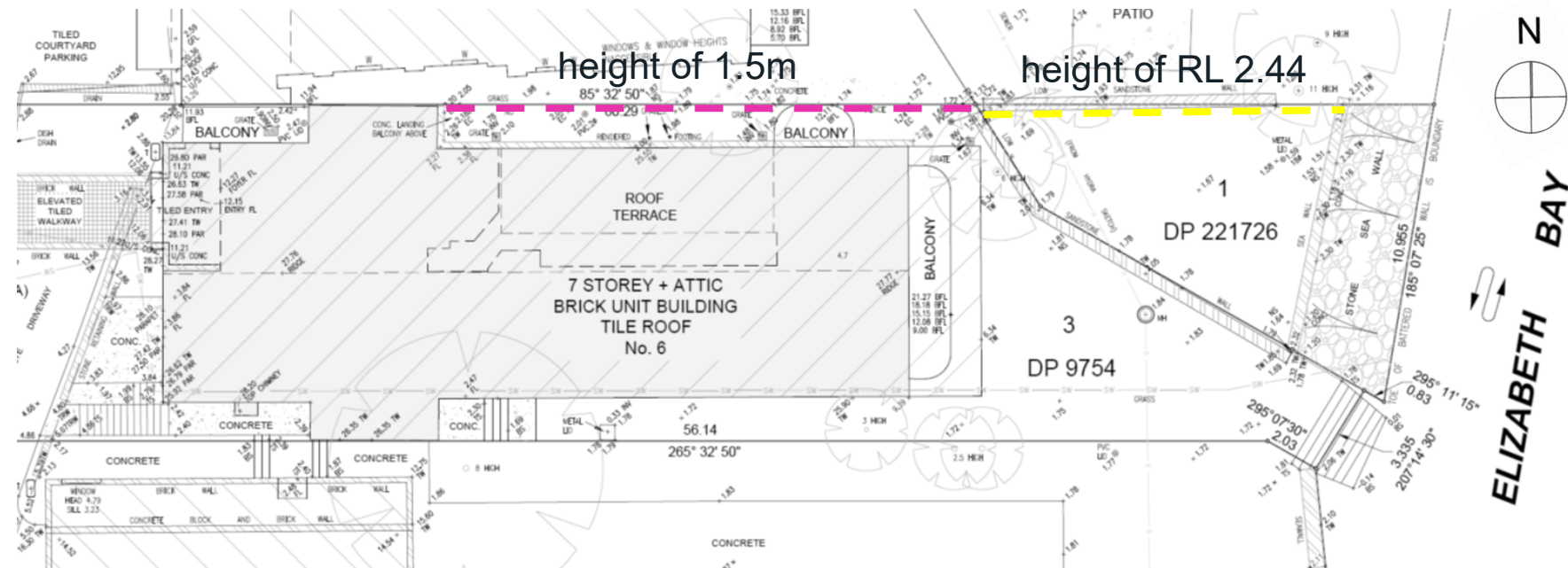
Recommendation

Approval

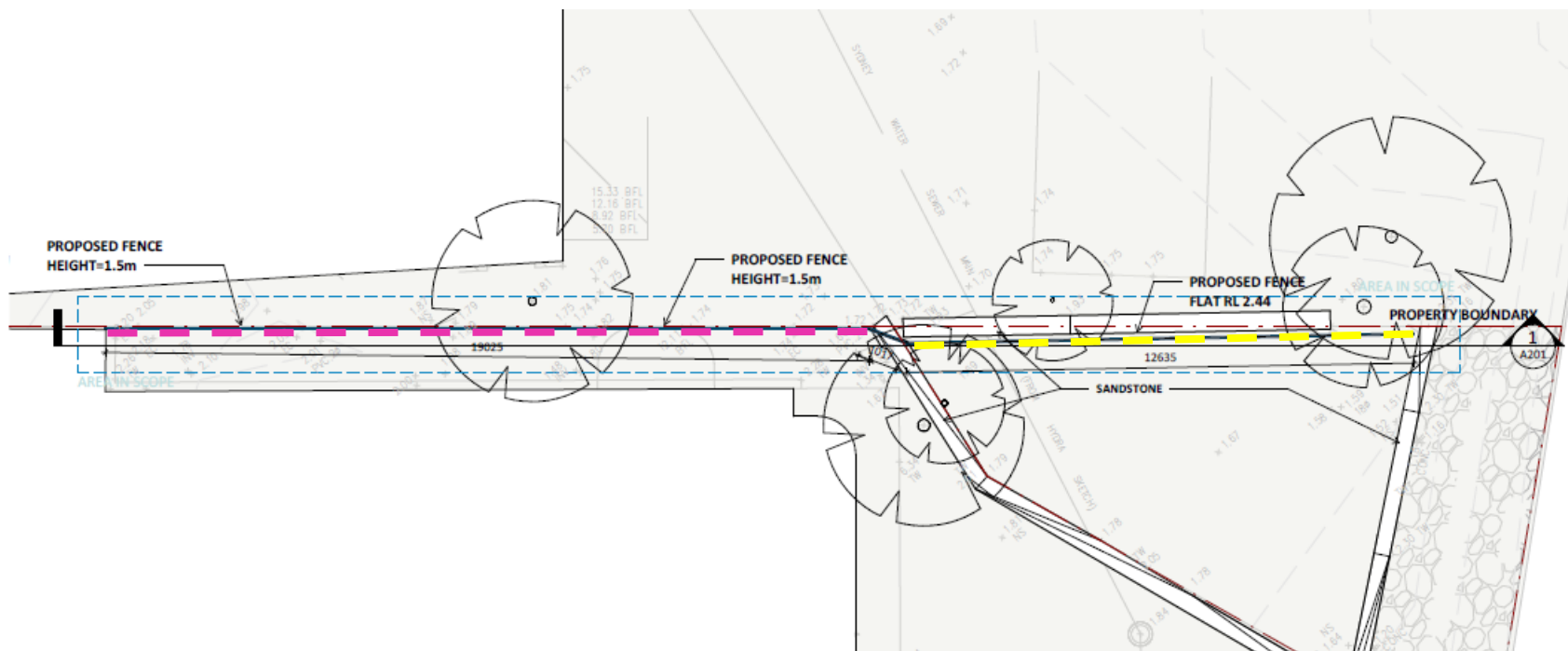
Proposal



Applicant render of proposed fence and indications of height



Survey extract and indicative alignment of proposed fence (dashed lines in pink and yellow)



Proposed fence (dashed lines in pink and yellow) and surrounding vegetation maintained

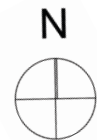
Reason reported to LPP

The application is reported to the LPP for determination due to receipt of 36 unique submissions by way of objection (contentious development).

Notification

- exhibition period 16 October 2025 to 31 October 2025
- 222 owners and occupiers notified
- 40 submissions received (36 in objection, 4 in support)

Submissions



- subject site
- submitters

Submissions

The fence:

- is not attractive, industrial, inconsistent, eyesore, intrusive, ugly
- is out of character with unfenced boundaries, disrupts open gardens, reduces surveillance, erodes view corridor
- undermines communal amenity, fractures social fabric
- removes neighbourly access, impedes access to parking and manoeuvring, maintenance, emergency access, foreshore access, public access

Submissions

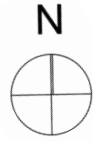
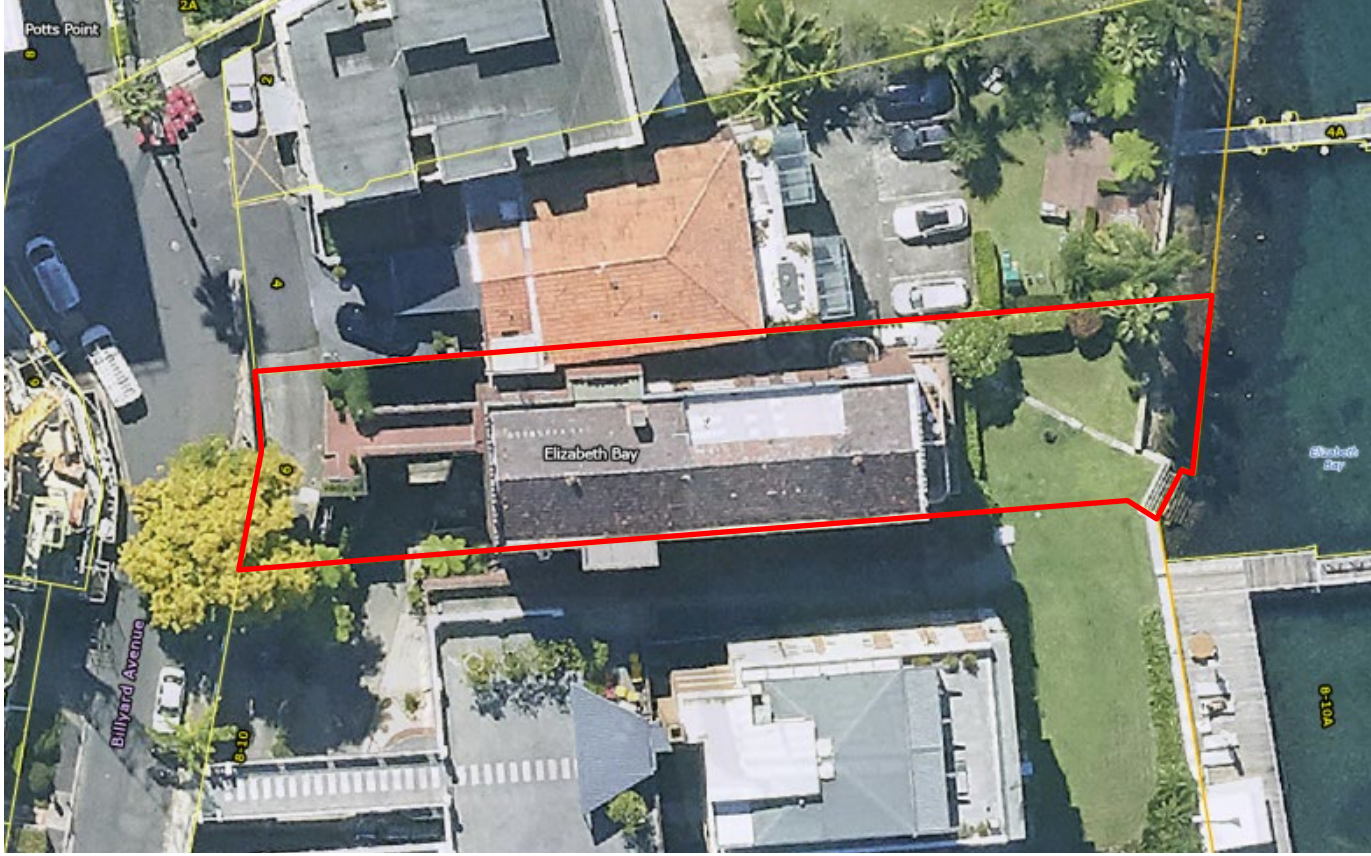
The fence:

- is at odds with heritage significance of the area, diminishes heritage significance
- obstructs views, increases sense of enclosure, diminishes natural light
- encroaches on adjoining land

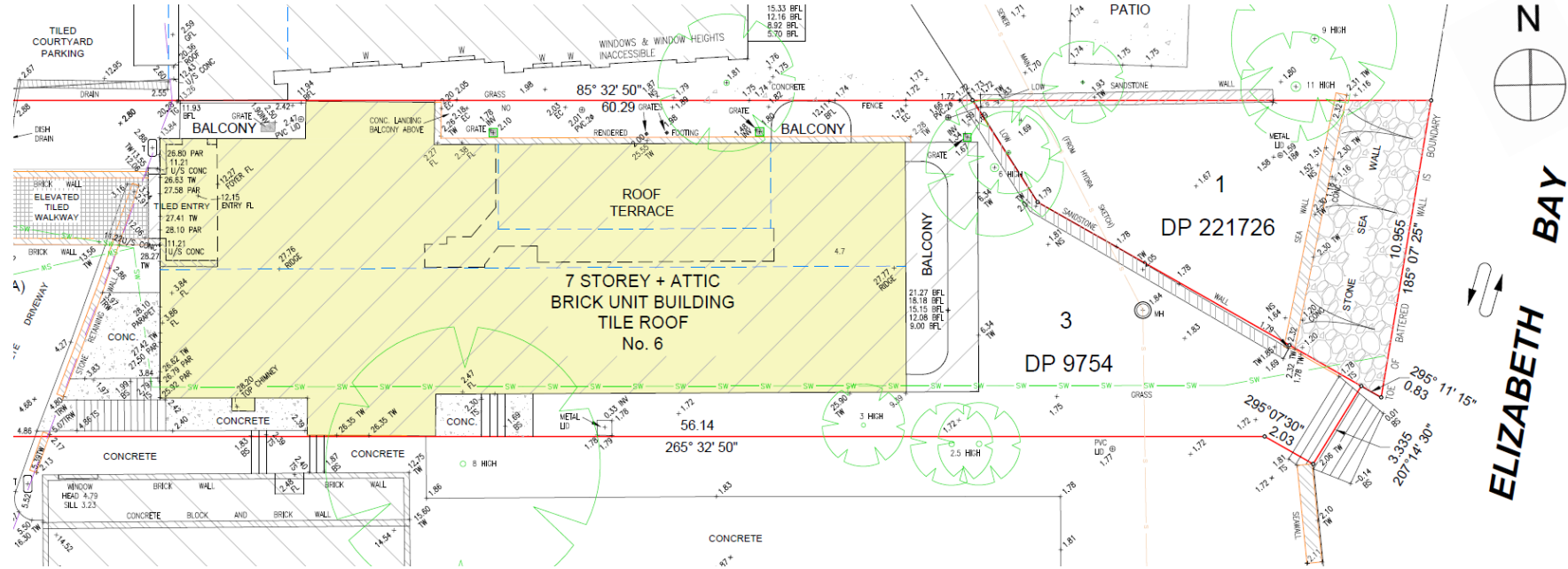
The application:

- lacks information and detail
- is false, misleading, erroneous
- was not notified as per due process

Site



Site



Covenant over Lot 1, DP 221726



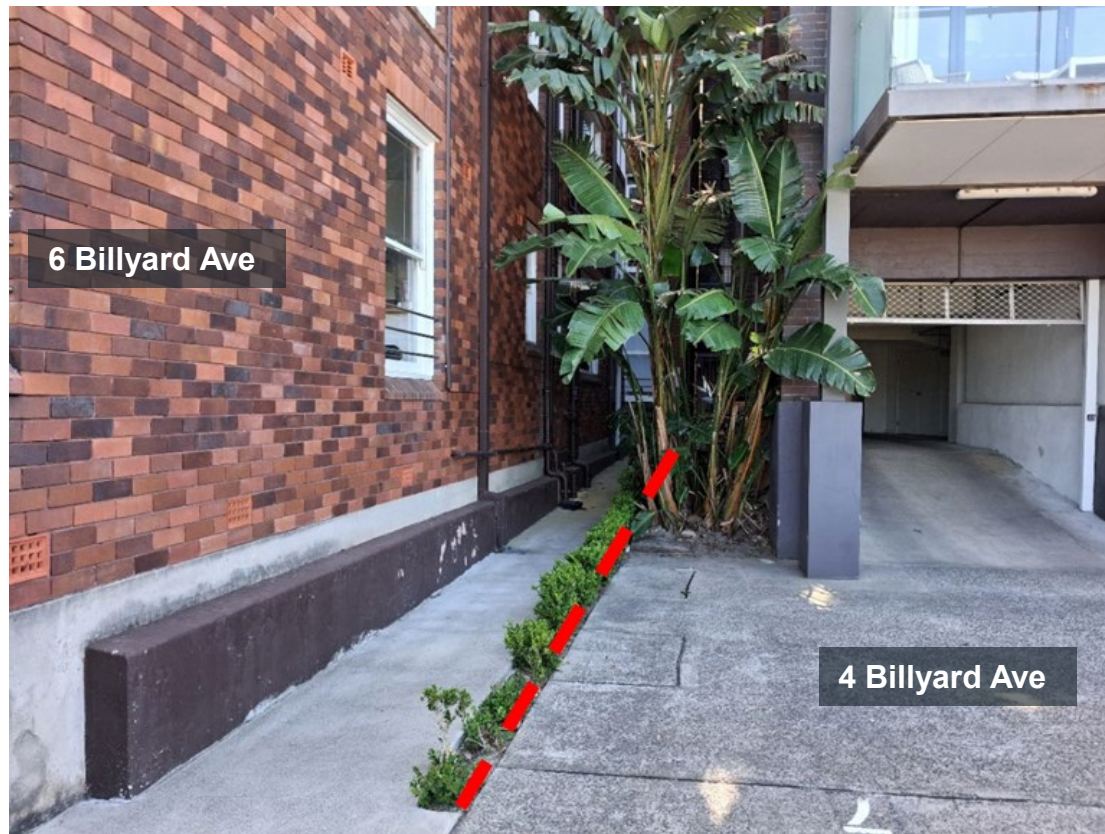
Site viewed from Billyard Avenue



Aerial view of site, indicative fence location (red dashed) and foreshore area



Site viewed from Elizabeth Bay Marina located to the south



Indicative location of fence (red dashed) between 6 Billyard Avenue and 4 Billyard Avenue



Indicative fence location (red dashed), rear yard and foreshore area of 6 Billyard Avenue

Compliance with key LEP standards

	control	proposed	compliance
height	27m	1.5m	yes

Compliance with DCP controls

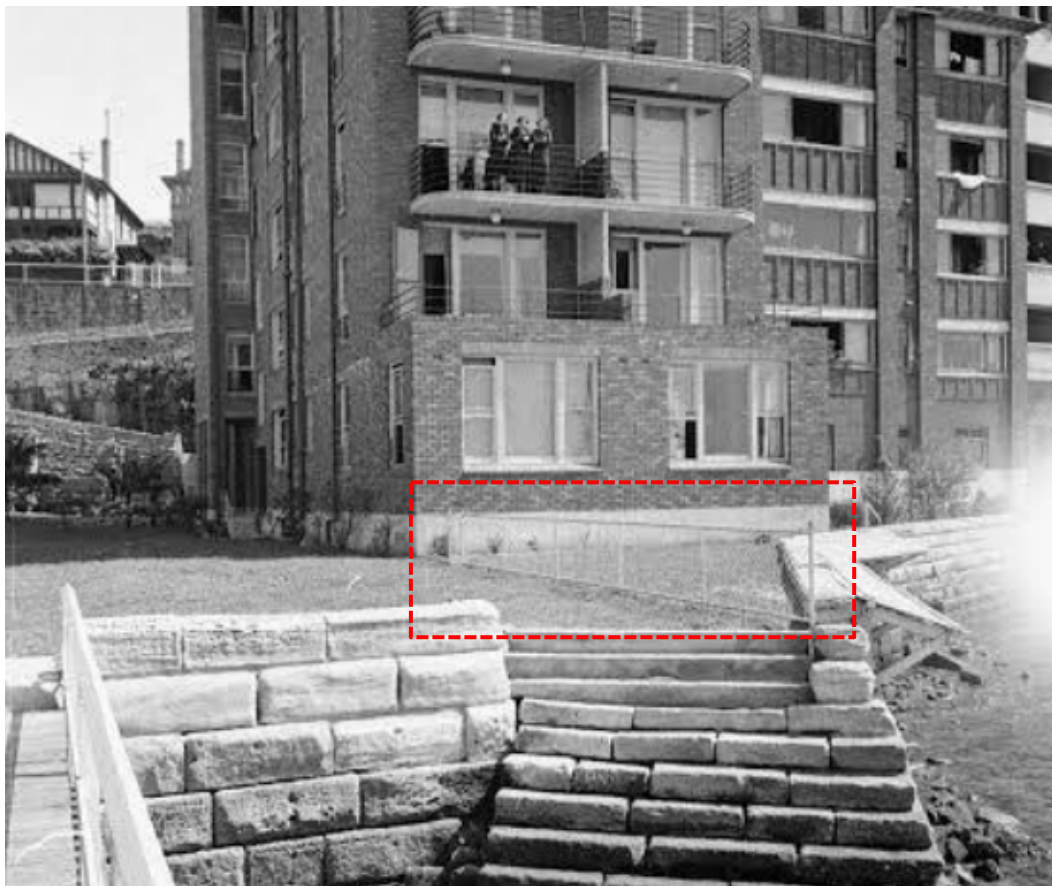
	control	proposed	compliance
Setback	12m landscape setback (for public use)	12m landscape setback	yes
Fence height (single dwelling, terrace, dual occupancy)	1.8m	1.5m	yes

Issues

- Fence design – construct, alignment, height
- Access – maintenance, emergency, public, across neighbours
- Amenity – view loss, enclosure, natural lighting

Fence design

- Pipe and chain-wire construct is characteristic of the previous fence, site, and surrounding area
- Fence alignment and height is an appropriate response to the site and surroundings



Previous fence along the southern property boundary of 6 Billyard Avenue



Previous fence along the northern property boundary between 4 and 6 Billyard Avenue

Access

- Fence does not obstruct any access arrangements established by easements
- There is no existing public access along the foreshore

Amenity

- Fence is designed in response to the landscaped foreshore setting
- Fence does not breach planning controls, is reasonable in its form and scale, and maintains views to the foreshore area



Rear foreshore area of 6 Billyard Avenue, alignment of proposed fence (indicated in yellow), and view towards neighbouring property to the north,

Recommendation

Approval subject to conditions