

- G. Request staff to prepare a planning proposal to establish design excellence provisions for the whole Woollahra Local Government Area, and refer this to the Woollahra Local Planning Panel for advice.
- H. Requests the Mayor work with the General Manager and the Communications and Engagement Manager to use Council's communications channels and media statements to highlight:
- a. The State Government's overruling of local planning recommendations and their blatant disregard for meaningful consultation with local communities on planning decisions that are not in the best interests of our residents and local businesses; and
  - b. The continued and ongoing work of Council already being undertaken to deliver housing and meet housing targets.
- I. Request staff to carry out updates to the traffic report (prior to a post exhibition report) in relation to the Edgecliff Commercial Centre incorporating the cumulative impact of other developments such as 8-10 New McLean Street, 1 Darling Point Road and the Edgecliff Centre.
- J. Request the Mayor write to the Planning Minister requesting that councils be given power to consult with the Sydney and Regional Planning Panels with respect to planning proposals, noting our work and the Edgecliff Strategy. The Mayor would note the discretionary power such panels have to approve or refuse developments, and the need for Council to develop an effective, plausible and governable planning proposal.

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

***For the Motion***

Councillor Swan, Councillor Carmichael,  
Councillor Andruska, Councillor Ardouin,  
Councillor Jarvis, Councillor Mitchell,  
Councillor Parmegiani, Councillor Price,  
Councillor Regan, Councillor Silcocks,  
Councillor Torsten, Councillor Woodgate

**12/1**

***Against the Motion***

Councillor Witt

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### **12.3.2. Cross Street Car Park Redevelopment Project - Next Steps**

**Note:** In accordance with Clause 18.2 of Council's Code of Meeting Practice the Council extended the time of the meeting for a maximum period of 30 minutes.

**(Councillor Silcocks/Councillor Carmichael)**

**Resolved:**

THAT the Council, in accordance with clause 14.1(g) of the Code of Meeting Practice, resolve to enter into Closed Session with the press and public excluded to consider Confidential Late Correspondence. These matters are to be considered as per clause 10A(2)(c) of the Local Government Act 1993 in that the correspondence contains information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.

**Adopted**

**In Closed Session**

**Note:** The Council discussed the Confidential Late Correspondence, the time being 9:59pm.

**(Councillor Silcocks/Councillor Carmichael)**

**Resolved:**

THAT the Council move into "Open Session" the time being 10:17pm.

**Adopted**

**In Open Session**

**(Councillor Swan/Councillor Carmichael)**

**83/2025 Resolved:**

THAT in accordance with Clause 18.2 of Council's Code of Meeting Practice the Committee extended the time of the meeting for a maximum period of 30 minutes.

**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 Swan, Councillor Carmichael,  
Councillor Andruska, Councillor Ardouin,  
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

**(Councillor Ardouin/Councillor Woodgate)**

**67/2025 Resolved:**

THAT Council:

- A. Notes that the Woollahra Council owned Cross Street Car Park (the 'Car Park') in Double Bay (constructed in the 1970s), is now reaching the end of its structural life, noting previously commissioned independent engineering advice from Altus Group (January 2022) confirming this;
- B. Notes the report titled 'Cross Street Car Park Planning and Development Feasibility Study December 2024 by HillPDA (the 'HillPDA Report') (as commissioned by Council), included in Confidential Attachment 1 to this report;
- C. Notes the advice from Douglas Partners at Attachment 3 to this report regarding the feasibility of complying with Council's planning controls regarding groundwater drawdown from basement car park construction;
- D. Reaffirms Woollahra Council's strong commitment to delivering a mixed-use community precinct and to getting shovels turning soil as soon as possible;

- E. Requests that the General Manager engage HillPDA (or a similar consultant) to report to a future meeting of Council with additional analysis of further options in a similar format to Options 1-5 in the HillPDA Report:
- i. A No-Residential Option - retaining similar parking numbers and total GFA to Options 1-5, but presenting the outcomes a building mix of only retail and commercial;
  - ii. An Expanded Site Option - retaining a similar mix and format to Option 2b, but acquiring (or rolling into the development) the neighbouring sites 1 Transvaal Ave and 15 Cross St.
  - iii. Including a detailed estimate of the minimum costs involved in retaining and remediating the existing car park.
- F. Requests that the General Manager also report to a future meeting of Council:
- i. the merits of the different forms that the contemplated Public-Private-Partnership may take, including how Council could retain a majority equity stake in the development vehicle;
  - ii. the possibility of grant funding for the Car Park or any ancillary works;
  - iii. the ability of Council to utilise the Cross/Jamberoo Ln corridor as a temporary parking space to alleviate the loss of parking spaces during the construction phase.
- G. Authorises the General Manager and Mayor (and/or their delegates) to facilitate targeted consultations with key stakeholders to ascertain the communities preferred outcome for the Car Park, further noting that a broad community consultation will be conducted following the decision of a future meeting of Council.

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

**9/6**

***Against the Motion***

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

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**12.3.3. Wilberforce Car Park Development**

**Note:** Councillor Woodgate declared a Non-Significant, Non-Pecuniary Interest in this item.  
Councillor Woodgate declared that the external department that provided certain reports functions as a separate business unit from the one that employs Councillor Woodgate.  
Councillor Woodgate remained in the meeting, participated in debate and voted on the matter.