

# Stephanie Vatala

## Partner



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Sydney

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## Overview

Stephanie is a partner in the Planning, Environment and Government Group in Sydney.

With a diverse practice, Stephanie acts for corporations and individuals on a range of matters in development, planning and environmental law.

Complex issues are usually best resolved quickly and practically. Often, the solution to a matter lies in the detail. Prior to working in planning and environmental law, Stephanie was an Associate to a Federal Court Judge which required her to have regard to the detail of matters. She has brought this skill into private practice.

## Development and Planning

Stephanie advises on planning issues, including heritage, associated with residential, rural, hotel, seniors living, government, industrial and commercial developments and acts in both judicial review and merit appeal proceedings in the Land and Environment Court.

Frequently, those matters also raise issues concerning easements which Stephanie is well placed to advise on.

In acting for hotels, Stephanie provides advice on liquor licensing issues particularly where there is overlap with planning issues. Stephanie has also provided advice and acted for licensees in relation to alleged breaches of the *Liquor Act 2007 (NSW)*.

Stephanie also acts in relation to valuation of land matters.

## Environmental

With a broad client base, Stephanie provides advice on native vegetation issues and issues associated with coastal development.

Stephanie also provides advice and acts in Court proceedings concerning investigations by regulatory authorities including the Environment Protection Authority, Water NSW and the Office of Environment and Heritage.

# Experience

- **Hospitality client:** Acting in NSW Supreme Court proceedings concerning the purported termination of a lease and option for a significant commercial property in Sydney. Advice was also provided in relation to planning matters raised by the landlord in the proceedings. The matter was ultimately settled on commercial terms.
- **Commercial client:** Advising on heritage issues associated with the redevelopment of a site in one of Sydney's most important heritage precincts. Acting in judicial review proceedings concerning the power of the Heritage Council of NSW.
- **Equestrian Centre:** Advising on the development of a large parcel of rural land for agricultural uses associated with the breeding and training of Australian stock horses and for the development of a large, world class equestrian centre and associated events including master planning of the site.
- **Seniors Living Developer:** Advising on the redevelopment of a site for seniors living, including acting in Land and Environment Court proceedings challenging the power of the Department to revoke a Site Compatibility Certificate.
- **Private landowner:** Advising on coastal issues including acting in Land and Environment Court proceedings concerning a development application for repair works to a seawall on the NSW coast.
- **Various commercial developers:** Advising on issues associated with the redevelopment of various sites for commercial and residential uses, including acting in Land and Environment Court proceedings seeking development consent.
- **Resource recovery facility:** Advising on investigations by a regulatory authority concerning suspected pollution and contamination.

# Insights

- "Constraints on modifying consent conditions", Dentons client alert, 1 September 2021
- "Owner's consent requirements - changes and issues," Dentons client alert, 4 November 2020
- "Environmental law offences: the same essential criminal law standards apply," Dentons client alert, 28 October 2020
- "Support for pubs, bars, and live music: exempt development trial for outdoor dining and 24 hour economy reforms to Liquor Act," Dentons client alert, 9 October 2020
- "Boarding houses and the new Housing Diversity SEPP" Dentons client alert, 3 September 2020
- "Development on flood prone land - when is it compatible?" Dentons client alert, 6 August 2020
- "Lapsing periods - a summary of the COVID-19 Environmental Planning and Assessments Act amendments," Dentons client alert, 7 July 2020
- "COVID-19 emergency legislation - what planners, councils and developers need to know," Dentons client alert, 30 March 2020
- "[New planning controls encourage late night trading in the City of Sydney](#)," Dentons client alert, 5 June 2019

# Activities and Affiliations

## Memberships

- Member, Law Society of NSW

## Areas of focus

### Practices

- Environment and Natural Resources
- Commercial Development
- Development Zoning and Planning
- Real Estate Litigation and Dispute Resolution

### Industry sectors

- Aged Care and Senior Living Communities (Australia)
- Government
- Hotels and Leisure

## Education

- University of Technology, Sydney, Bachelor of Laws, (First Class Hons)

## Admissions and qualifications

- Supreme Court of New South Wales