

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

held via Teleconference on

WEDNESDAY 18 JUNE 2025

Minutes of the Northern Beaches Local Planning Panel held on Wednesday 18 June 2025

The public meeting commenced at 12.00pm and concluded at 12.12pm.

The deliberations and determinations commenced immediately following the public meeting and concluded at 1.40pm.

ATTENDANCE:

Panel Members

Ross Bonthorne	Chair
Lisa Bella Esposito	Town Planner
Benjamin Hendriks	Town Planner
Susan Denham	Community Representative

The Panel have visited all sites personally, or electronically, and have had regard to the assessment report, all accompanying documentation, submissions from the public and any supplementary reports in determining all applications.

1.0 APOLOGIES AND DECLARATIONS OF INTEREST

No Apologies.

In accordance with Section 4.9 of the NSW Government Code of Conduct for Local Government Planning Panels, all members have signed a declaration of interest in relation to each item on the agenda. No conflicts of interest were disclosed.

2.0 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF THE NORTHERN BEACHES LOCAL PLANNING PANEL MEETING HELD ON 4 JUNE 2025

The Panel notes that the minutes of the Northern Beaches Local Planning Panel Meeting held on 4 June 2025, were adopted by the Chairperson and have been posted on the Council's website.

3.0 CATEGORY 3 APPLICATIONS

Nil

4.0 PUBLIC MEETING ITEMS

4.1 DA2024/1716 - 1 KENNETH ROAD, MANLY - ALTERATIONS AND ADDITIONS TO A RECREATION FACILITY (INDOOR) INCLUDING INSTALLATION OF A HEAT PUMP SYSTEM

The proposal is for alterations and additions to a recreation facility (indoor) including installation of a heat pump system.

At the public meeting which followed the Panel was addressed by 1 representative of the applicant.

DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2024/1716 for alterations and additions to a recreation facility (indoor) including installation of a heat pump system at Lot 27-34 Sec 9 DP 939916, 1 Kenneth Road, Manly subject to the conditions set out in the Assessment Report and the Supplementary Memo.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report and Supplementary Memo.

Vote: 4/0

4.2 DA2025/0258 - 27 THE CORSO, MANLY - STRATUM SUBDIVISION OF A PORTION OF ROAD (THE CORSO) DIRECTLY ADJOINING NUMBER 27 THE CORSO

The proposal is for Stratum subdivision of a portion of road (The Corso) directly adjoining number 27 The Corso.

At the public meeting which followed the Panel were not addressed by any speakers.

DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2025/0258 for stratum subdivision of a portion of road (The Corso) directly adjoining number 27 The Corso at Lot 1 DP 877793, 27 The Corso, Manly subject to the conditions set out in the Assessment Report.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report.

Vote: 4/0

5.0 NON PUBLIC MEETING ITEMS

5.1 MOD2025/0212 - 1/1 MOORE ROAD, FRESHWATER - MODIFICATION OF DEVELOPMENT CONSENT DA2019/0278 GRANTED FOR USE OF PREMISES AS AN INDOOR RECREATION FACILITY

The proposal is for Modification of Development Consent DA2019/0278 granted for use of premises as an indoor recreation facility.

DETERMINATION OF MODIFICATION APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. Mod2025/0212 for Modification of Development Consent DA2019/0278 granted for use of premises as an indoor recreation facility at Lot 1 SP 23069, 1/1 Moore Road, Freshwater subject to the conditions set out in the Assessment Report.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report.

The Panel notes the reasons given via the Consent Authority for the grant of the original development consent.

Vote: 4/0

5.2 MOD2025/0165 - 96-97 NORTH STEYNE, MANLY - MODIFICATION OF DEVELOPMENT CONSENT DA272/2017 FOR ALTERATIONS AND ADDITIONS TO AN EXISTING RESIDENTIAL FLAT BUILDING

The proposal is for Modification of Development Consent DA272/2017 for Alterations and additions to an existing Residential Flat Building.

DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

A. The Panel is satisfied that:

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, vary the Height of Building Development Standard of Clause 4.3 and the proposed development will be in the public interest and is consistent with the objectives of the standard and the objectives for development within the zone in which the development is proposed to be carried out.

DETERMINATION OF MODIFICATION APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. Mod2025/0165 for Modification of Development Consent DA272/2017 for Alterations and additions to an existing Residential Flat Building at Lot 101 DP 1110110, 96-97 North Steyne, Manly subject to the conditions set out in the Assessment Report and Supplementary Memo.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report and Supplementary Memo.

The Panel notes the reasons given via the Consent Authority for the grant of the original development consent. Further, the Panel notes that the proposed modifications are minor in nature and do not result in any increase in the approved FSR variation, or any unreasonable impact on the adjoining or nearby properties.

Vote: 4/0

5.3 DA2025/0139 - 932 PITTWATER ROAD, DEE WHY - ALTERATIONS AND ADDITIONS TO A REGISTERED CLUB (DEE WHY RSL)

The Proposal is for alterations and additions to a registered club (Dee Why RSL).

DEFERRAL FOR FURTHER CONSIDERATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **defers** for further consideration of Application No. DA2025/0139 for Alterations and additions to a registered club (Dee Why RSL) at Lot 1 DP 706230, 932 Pittwater Road, Dee Why to give the applicant the opportunity to submit to Council by 16 July the following:

- Detailed plans and schedules indicating existing and proposed internal gross floor areas and licensed external areas (including gaming, food & beverage, back of house etc.)
- Detailed layout and fit out plans and sections
- Confirmation of the proposed number of gaming machines
- Provision of a Social Impact Assessment Report for the proposed development

If the requested information is not received by the date above, the Panel may proceed to determine the application on the material before it. The Chair will have the discretion to extend the above date if reasonable grounds are provided by the applicant.

Following receipt of this information, the Panel will determine the application electronically, unless the Chair determines that a further public meeting is required.

This is the final page of the Minutes comprising 8 pages
numbered 1 to 8 of the Northern Beaches Local Planning Panel meeting
held on Wednesday 18 June 2025.