

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

held via electronic determination on

TUESDAY 15 JULY 2025

Minutes of the Northern Beaches Local Planning Panel held via electronic determination on Tuesday 15 July 2025

ATTENDANCE:

Panel Members

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

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

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.

5.3 NON PUBLIC MEETING ITEMS

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).

DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

A. The Panel is satisfied that:

- 1) the applicant's written request under Clause 4.6 of the Warringah Local Environmental Plan 2011 seeking to justify a contravention of Clause 4.3 Height of Buildings development standard has adequately addressed and demonstrated that:
 - a) compliance with the standard is unreasonable or unnecessary in the circumstances of the case; and
 - b) there are sufficient environmental planning grounds to justify the contravention.

DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** 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 subject to the conditions set out in the Assessment Report.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report.

The Panel notes that the additional information and architectural plans received from the applicant confirms that the proposal:

- Does not result in any additional electronic gaming machines (EGMs),
- Reduces the licensed area by 178m² from 10,055m² to 9,877m²
- Results in improved function and experience of the club for its patrons through:
 - Consolidating the existing food and beverage offerings for its patrons, including adding a new Chinese restaurant and a new Cafe while relocating gaming away from all food and beverage offerings
 - Improved indoor and outdoor gaming areas to meet contemporary industry standards and better amenity for patrons by increasing space between gaming machines from 750mm to 1 metre and updated layout
 - Improved facades, street presentation, entrance and memorial garden
- Results in a considerable expansion of the gaming area of 614m², which represents a 32.3% increase in the gaming area floorspace and a 3.8% of the overall floorspace of the club.

This proposal does NOT seek, result or make any allowance for any additional gaming machines, beyond the Club's current gaming licence.

Vote: 4/0

This is the final page of the Minutes comprising 4 pages numbered 1 to 4 of the Northern Beaches Local Planning Panel meeting held on Tuesday 15 July 2025.