

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

held via Teleconference on

WEDNESDAY 2 JULY 2025

Minutes of the Northern Beaches Local Planning Panel held on Wednesday 2 July 2025

The public meeting commenced at 12.00pm and concluded at 1.15pm.

The deliberations and determinations commenced at 1.45pm following the public meeting and concluded at 3.10pm.

ATTENDANCE:

Panel Members

David Crofts	Chair
Kara Krason	Town Planner
David Epstein	Urban Design/Architect
Philip Young	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 18 JUNE 2025

The Panel notes that the minutes of the Northern Beaches Local Planning Panel Meeting held on 18 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 DA2025/0132 - 37 ROSEBERRY STREET, BALGOWLAH - DEMOLITION WORKS AND CONSTRUCTION OF A RESTAURANT (MCDONALDS) INCLUDING SIGNAGE

The Proposal is for demolition works and construction of a restaurant (McDonalds) including signage.

At the public meeting the Panel was addressed by 8 neighbours and 3 representatives of the applicant.

DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **refuses** Application No. DA2025/0132 for demolition works and construction of a restaurant (McDonalds) including signage at Lot 100 DP 1199949, 37 Roseberry Street, Balgowlah for the reasons for refusal set out in the Assessment Report, Supplementary Memos and the following:

1. The addition of the following reason for refusal to read as follows:

Pursuant to Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979 the site is not considered suitable for the proposed development because of

- The existing congestion in the surrounding road network.
- The application has not demonstrated the proposed development will not have unreasonable impacts on the already congested surrounding road network.
- The location at an interface point with a residential zone with consequent amenity impacts.
- The incidents of anti-social behaviour in the vicinity recorded by police and their concern for the potential of the proposed development to exacerbate these incidents.

REASONS FOR DETERMINATION

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

Vote: 4/0

5.0 NON PUBLIC MEETING ITEMS

5.1 MOD2025/0018 - 54-58 BEACONSFIELD STREET, NEWPORT - MODIFICATION OF DEVELOPMENT CONSENT DA2023/1869 GRANTED FOR DEMOLITION WORKS AND CONSTRUCTION OF A RESIDENTIAL FLAT BUILDING INCLUDING THE CONSOLIDATION OF 3 LOTS INTO 1 LOT

The Proposal is for Modification of Development Consent DA2023/1869 granted for Demolition works and construction of a Residential Flat Building including the consolidation of 3 lots into 1 lot.

DETERMINATION OF MODIFICATION APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. Mod2025/0018 for Modification of Development Consent DA2023/1869 granted for demolition works and construction of a Residential Flat Building including the consolidation of 3 lots into 1 lot at Lot 5B DP 158658, Lot 6 DP 1096088, Lot 7B DP 162021, 54-58 Beaconsfield Street, Newport subject to the conditions set out in the Assessment Report and Supplementary Memo and the following:

1. The amendment of the following condition to read as follows:

98. Storage Rooms Not Habitable Spaces

The storage rooms are not to be used as habitable spaces. No internal access from units G01, G02 and G03 to the storage rooms.

Reason: Non-compliance with BCA and ADG.

REASONS FOR DETERMINATION

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

Vote: 4/0

This is the final page of the Minutes comprising 5 pages numbered 1 to 5 of the Northern Beaches Local Planning Panel meeting held on Wednesday 2 July 2025.