

# **MINUTES**

## **NORTHERN BEACHES LOCAL PLANNING PANEL MEETING**

held via Teleconference on

**WEDNESDAY 4 JUNE 2025**

## **Minutes of the Northern Beaches Local Planning Panel held on Wednesday 4 June 2025**

The public meeting commenced at 12.00pm and concluded at 12.33pm.

The deliberations and determinations commenced immediately following the public meeting and concluded at 1.37pm.

### **ATTENDANCE:**

#### **Panel Members**

David Crofts	Chair
Glennys James	Town Planner
David Epstein	Urban Design/Architect
Carolyn Hill	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 7 MAY 2025**

The Panel notes that the minutes of the Northern Beaches Local Planning Panel Meeting held on 7 May 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 DA2025/0266 - 116 NAREEN PARADE, NORTH NARRABEEN - DEMOLITION OF THE REGISTERED CLUB BUILDING AND ASSOCIATED STRUCTURES

The proposal is for demolition of the registered club building and associated structures.

At the public meeting which followed the Panel was addressed by 2 neighbours and 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. DA2025/0266 for demolition of the registered club building and associated structures at Part Lot A DP 395600 PO 79/16, 116 Nareen Parade, North Narrabeen subject to the conditions set out in the Assessment Report, Supplementary Memo and the following:

1. The addition of the following condition under the heading 'on-going conditions to be complied with at all times' to read as follows:

#### **Ongoing Environmental Protection and Site Management**

Following demolition the site is to be maintained and secured to protect the environment from pollution, to avoid any adverse impacts on the surrounding area, and to ensure public safety.

Reason: To ensure the site continues to be maintained in a satisfactory condition in order to avoid adverse impacts on the environment and the surrounding area.

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

#### **32. Requirement to Notify about New Contamination Evidence**

Any new information revealed during demolition works that has the potential to alter previous conclusions about site contamination or hazardous materials shall be immediately notified to the Council and the Principal Certifier. In this event, the Demolition Management Plan must be amended to address the unexpected finds and submitted to the Certifier for approval prior to the recommencement of demolition works in the affected area.

Reason: To protect human health and the environment.

#### REASONS FOR DETERMINATION

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

Vote: 4/0

#### 4.2 DA2024/0460 - 1-3 GONDOLA ROAD, NORTH NARRABEEN - DEMOLITION WORKS AND CONSTRUCTION OF SHOP TOP HOUSING

The proposal is for demolition works and construction of shop top housing.

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

#### DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

A. The Panel is satisfied that:

- 1) the applicant's written request under clause 4.6 of the Pittwater Local Environmental Plan 2014 seeking to justify a contravention of clause 4.3 Height of Buildings development standard has adequately addressed and demonstrated that:
  - a) compliance with the standards is unreasonable or unnecessary in the circumstances of the case; and
  - b) there are sufficient environmental planning grounds to justify the contraventions.

#### DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2024/0460 for demolition works and construction of shop top housing at Lot 187 & 188 DP 16719, 1-3 Gondola Road, North Narrabeen subject to the conditions set out in the Assessment and the following:

1. The addition of the following condition under the heading 'conditions that must be addressed prior to any commencement' to read as follows:

##### **Notification to Adjoining Owners of Commencement of Works**

The adjoining owners are to be notified at least 48 hours prior to commencement of works.

Reason: To ensure adjoining owners are informed of construction activity.

##### **Protection to Surrounding Properties**

From the commencement of any works being carried out until occupation a secure fence is to be erected and maintained along the common boundary of neighbouring properties.

Reason: To ensure the integrity and security of surrounding properties is maintained.

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

##### **Remediation Action Plan**

A Remediation Action Plan is to be prepared by a suitably qualified Environmental Consultant in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021 and with any contaminated land planning guidelines under the Contaminated Land Management Act 1997, if required by the Detailed Site Investigation.

Details demonstrating compliance are to be submitted to the Certifier prior to the issue any Construction Certificate.

Reason: Compliance with State Environmental Planning Policy (Resilience and Hazards) 2021

## REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report.

Vote: 4/0

**4.3 MOD2025/0071 - 69-71 CENTRAL ROAD, AVALON BEACH - MODIFICATION OF DEVELOPMENT CONSENT N0512/17 GRANTED FOR DEMOLITION OF EXISTING DWELLINGS AND CONSTRUCTION OF A 12 UNIT SENIORS LIVING DEVELOPMENT WITH BASEMENT PARKING, LANDSCAPING AND STRATA SUBDIVISION**

The proposal is for Modification of Development Consent N0512/17 granted for Demolition of existing dwellings and construction of a 12 unit Seniors Living development with basement parking, landscaping and strata subdivision.

At the public meeting which followed the Panel was addressed by 2 representatives of the applicant.

The Panel notes the application includes the variation to the Clause 50(b) Floor Space Ratio Development Standard of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability)* and agrees with this variation.

**DETERMINATION OF MODIFICATION APPLICATION**

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. Mod2025/0071 for Modification of Development Consent N0512/17 granted for demolition of existing dwellings and construction of a 12 unit Seniors Living development with basement parking, landscaping and strata subdivision at Lot 1 DP 1252560, 69-71 Central Road, Avalon Beach 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 DA2025/0032 - 80-82 MONA VALE ROAD, MONA VALE - ALTERATIONS AND ADDITIONS TO A REGISTERED CLUB (PITTWATER RSL CLUB) INCLUDING BUSINESS IDENTIFICATION SIGNAGE

The proposal is for alterations and additions to a registered club (Pittwater RSL Club) including business identification signage.

#### DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

A. The Panel is satisfied that:

- 1) the applicant's written request under clause 4.6 of the Pittwater Local Environmental Plan 2014 seeking to justify a contravention of clause 4.3 Height of Buildings development standard has adequately addressed and demonstrated that:
  - a) compliance with the standards is unreasonable or unnecessary in the circumstances of the case; and
  - b) there are sufficient environmental planning grounds to justify the contraventions.

#### DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2025/0032 for alterations and additions to a registered club (Pittwater RSL Club) including business identification signage at Lot 52 DP 1237461, 80-82 Mona Vale Road, Mona Vale subject to the conditions set out in the Assessment Report, Supplementary Memo and the following:

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

##### **28. Hours of Illumination**

Illumination of signage at the subject premises shall cease in accordance with the approved hours of operation, with the exception of the awning signage which is to cease operation at 12am.

Signs must not flash, move or be constructed of neon materials.

Reason: To ensure residential premises are not affected by inappropriate or excessive illumination.

##### **29. Illumination Intensity and design**

The level of illumination and/or lighting intensity used to illuminate the signage is to be minimised and its intensity adjusted in response to changing ambient light conditions during the day and night (for example, a significant reduction in intensity at night). The design is to be such to ensure that excessive light spill, glare or nuisance is not caused to any nearby premises.

Reason: To ensure appropriate forms of signage that are consistent with Council's controls and those that are desired for the locality, and do not interfere with amenity of nearby properties.

#### REASONS FOR DETERMINATION

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

Vote: 4/0

**5.2 DA2025/0144 - LOT 1/ MIDDLETON ROAD, CROMER - SUBDIVISION OF ONE LOT INTO TWO**

The Proposal is for subdivision of one lot into two.

**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 4.1 Minimum Lot Size Development Standard has adequately addressed and demonstrated that:
  - a) compliance with the standards 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. DA2025/0144 for subdivision of one lot into two at Lot 6 DP 771621, Lot 1/ Middleton Road, Cromer subject to the conditions set out in the Assessment Report.

**REASONS FOR DETERMINATION**

The Panel agrees generally with the Assessment Report.

Vote: 4/0

This is the final page of the Minutes comprising 9 pages numbered 1 to 9 of the Northern Beaches Local Planning Panel meeting held on Wednesday 4 June 2025.