

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

held via Teleconference on

WEDNESDAY 7 MAY 2025

Minutes of the Northern Beaches Local Planning Panel held on Wednesday 7 May 2025

The public meeting commenced at 12.00pm and concluded at 12.55pm.

The deliberations and determinations commenced at 1.30pm following the public meeting and concluded at 2.50pm.

ATTENDANCE:

Panel Members

David Crofts	Chair
Deborah Laidlaw	Town Planner
Sue Weatherley	Planning & Government & Public Administration
Frank Bush	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 except:

Item 4.1 – Frank Bush declared a conflict of interest in this matter and did not participate in the hearing, deliberation and determination.

2.0 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF THE NORTHERN BEACHES LOCAL PLANNING PANEL MEETING HELD ON 2 APRIL 2025

The Panel notes that the minutes of the Northern Beaches Local Planning Panel Meeting held on 2 April 2025, were adopted by the Chairperson and have been posted on the Council's website.

3.0 CATEGORY 3 APPLICATIONS

4.0 PUBLIC MEETING ITEMS

4.1 DA2024/1376 - 7 COOLEENA ROAD, ELANORA HEIGHTS - SUBDIVISION OF ONE LOT INTO TWO INCLUDING DEMOLITION WORKS, NEW DRIVEWAY AND CARPORT

The proposal is for subdivision of one lot into two including demolition works, new driveway and carport.

The Panel was addressed by 4 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. DA2024/1376 for subdivision of one lot into two including demolition works, new driveway and carport at Lot G DP 408223, 7 Cooleena Road, Elanora Heights subject to the conditions set out in the Assessment Report and Supplementary Memo dated 13 May 2025.

REASONS FOR DETERMINATION

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

Vote: 3/0

4.2 DA2025/0177 - 150 FISHER ROAD NORTH, CROMER - CONSTRUCTION OF A DIGITAL SCOREBOARD

The Proposal is for construction of a digital scoreboard.

The Panel was 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. DA2025/0177 for installation of a scoreboard at Lot 678 DP 752038, 150 Fisher Road North, 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

4.3 DA2025/0317 - 38 UNDERCLIFF ROAD, FRESHWATER - SUBDIVISION OF ONE LOT INTO TWO

The Proposal is for subdivision of one lot into two.

The Panel was addressed by 1 representative of the applicant.

DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

A. The Panel is not 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 contraventions.

DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **refuses** Application No. DA2025/0317 for subdivision of one lot into two at Lot 22 DP 5118, 38 Undercliff Road, Freshwater for the reasons for refusal 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 DA2024/1375 - MANLY WHARF RETAIL EAST ESPLANADE, MANLY - INTERNAL AND EXTERNAL ALTERATIONS AND ADDITIONS TO MANLY WHARF AND MANLY WHARF HOTEL

The proposal is for internal and external alterations and additions to Manly Wharf and Manly Wharf Hotel.

DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2024/1375 for internal and external alterations and additions to Manly Wharf and pub at Lot 1 DP 1170245, Manly Wharf Retail East Esplanade, Manly, 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 nature of the balustrade is determined by Heritage NSW. The Panel understands the importance of retaining the character of the existing balustrade and is of the view a creative design is required to provide a solution that incorporates a transparent BCA compliant panel with the existing balustrade design style.

Vote: 4/0

5.2 DA2024/1132 - 47 THE CORSO, MANLY - PART DEMOLITION FOR ALTERATIONS AND ADDITIONS FOR MIXED USE DEVELOPMENT

The Proposal is for part demolition for alterations and additions for mixed use development.

DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

A. The Panel is satisfied that:

- 1) the applicant's written request under Clause 4.6 of the Manly Local Environmental Plan 2013 seeking to justify a contravention of Clause 4.3 Height of Building 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. DA2024/1132 for alterations and additions and use as shop top housing at Lot 6 DP 26171, 47 The Corso, Manly subject to the conditions set out in the Assessment Report, Supplementary Memo and the following:

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

Studio Alteration

The laundry and wardrobe proposed in the first-floor studio apartment is to be relocated so that it adjoins the bathroom wall. The existing area may be replaced with cabinetry up to 1m in height.

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

Reason: To maximise solar access to the residential apartment

REASONS FOR DETERMINATION

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

Vote: 4/0

5.3 DA2024/1609 - 59 LANTANA AVENUE, WHEELER HEIGHTS - 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 contraventions.

DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2024/1609 for subdivision of one lot into two at Lot 2 DP 522409, 59 Lantana Avenue, Wheeler Heights 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.

Vote: 4/0

5.4 DA2025/0075 - 114 OLD PITTWATER ROAD, BROOKVALE - ALTERATIONS AND ADDITIONS TO A WAREHOUSE AND DISTRIBUTION CENTRE INCLUDING A LIFT AND TREE REMOVAL

The Proposal is for alterations and additions to a warehouse and distribution centre including a lift and tree removal.

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. DA2025/0075 for alterations and additions to a warehouse and distribution centre including a lift and tree removal at Lot 1 DP 868761, 114 Old Pittwater Road, Brookvale subject to the conditions set out in the Assessment Report and the following:

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

Amendments to Approved Plans

The approved plans referenced in Condition 1 of this consent must be amended accordingly:

- The external finishes of the lift shaft must consist of dark and recessive tones that match the existing building.

Details demonstrating compliance must be submitted to the Certifier prior to the issue of a Construction Certificate.

Reason: To mitigate the visual impacts of the development.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report.

Vote: 4/0

This is the final page of the Minutes comprising 11 pages
numbered 1 to 11 of the Northern Beaches Local Planning Panel meeting
held on Wednesday 7 May 2025.