

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

held via teleconference on

WEDNESDAY 5 NOVEMBER 2025

Minutes of the Northern Beaches Local Planning Panel held on Wednesday 5 November 2025

The public meeting commenced at 12.00pm and concluded at 12:20pm.

The deliberations and determinations commenced immediately following the public meeting and concluded at 1:13pm.

ATTENDANCE:

Panel Members

David Crofts	Chair
Deborah Laidlaw	Town Planner
Ian Arnott	Planning/Heritage
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

Nil

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

3.0 CATEGORY 3 APPLICATIONS

3.1 MINUTES OF THE NORTHERN BEACHES LOCAL PLANNING PANEL MEETING HELD ON 15 OCTOBER 2025

The Panel notes that the minutes of the Northern Beaches Local Planning Panel Meeting held on 15 October 2025, were adopted by the Chairperson and have been posted on the Council's website.

4.0 PUBLIC MEETING ITEMS

4.1 DA2025/0946 - WARRIEWOOD & MONA VALE BUS STOPS - INSTALLATION OF ADVERTISING STRUCTURES IN EXISTING BUS STOP SHELTERS

PROCEEDINGS IN BRIEF

The Proposal is for alterations to commercial development - installation of advertising structures in existing bus stop shelters.

At the public meeting the Panel was addressed by representatives 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. DA2025/0946 for alterations to commercial development - installation of advertising structures in existing bus stop shelters at Bus Stop B1 on Park Street, in front of 10 Park Street, MONA VALE, Bus Stop B3 on Kalang Road, in front of 48 Kalang Road, ELANORA HEIGHTS & Bus Stop B4 on Jacksons Road, opposite 12 Jacksons Road, WARRIEWOOD 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

4.2 DA2025/0951 - COLLAROY BUS STOPS - INSTALLATION OF ADVERTISING STRUCTURES IN EXISTING BUS STOP SHELTERS

PROCEEDINGS IN BRIEF

The Proposal is for alterations to commercial development - installation of advertising structures in existing bus stop shelters.

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

DEFERRAL FOR FURTHER CONSIDERATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **defers** further consideration of Application No. DA2025/0951 for alterations to commercial development - installation of advertising structures in existing bus stop shelters at Bus Stop E1 on Pittwater Road, in front of 1017 Pittwater Road, COLLAROY, Bus Stop E2 on Pittwater Road, in front of 1195 Pittwater Road, COLLAROY, Bus Stop E3 on Veterans Parade, in front of 52 Veterans Parade, COLLAROY PLATEAU, Bus Stop E4 on Pittwater Road, in front of 993 Pittwater Road, COLLAROY, Bus Stop E5 on Pittwater Road, in front of 1126 Pittwater Road, COLLAROY & Bus Stop E6 on Pittwater Road, in front of 1251 Pittwater Road, NARRABEEN, to give the applicant the opportunity to submit to Council by 19 November 2025 further advice consistent with their request of 3 November 2025.

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.

REASONS FOR DEFERRAL:

This application was deferred from the meeting of 5 November 2025 for additional information to be provided by the applicant.

Vote: 4/0

4.3 DA2025/0954 - FORESTVILLE BUS STOPS - INSTALLATION OF ADVERTISING STRUCTURES IN EXISTING BUS STOP SHELTERS

PROCEEDINGS IN BRIEF

The Proposal is for alterations to commercial development - installation of advertising structures (signage) in existing bus stop shelters.

At the public meeting the Panel was addressed by representatives 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. DA2025/0954 for alterations to commercial development - installation of advertising structures (signage) in existing bus stop shelters at Bus Stop F2 on Warringah Road, in front of 636 Warringah Road, FORESTVILLE, Bus Stop F3 on Warringah Road, in front of 680 Warringah Road, FORESTVILLE, Bus Stop F4 on Warringah Road, in front of 534 Warringah Road, opposite Maxwell Parade, FORESTVILLE, Bus Stop F5 on Warringah Road, in front of 2 Starkey Street, FORESTVILLE & Bus Stop F6 on Warringah Road, in front of 2 Starkey Street, FORESTVILLE 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

4.4 DA2025/0955 - BELROSE BUS STOPS - INSTALLATION OF ADVERTISING STRUCTURES IN EXISTING BUS STOP SHELTERS

PROCEEDINGS IN BRIEF

The Proposal is for alterations to commercial development - installation of advertising structures (signage) in existing bus stop shelters.

At the public meeting the Panel was addressed by representatives 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. DA2025/0955 for alterations to commercial development - installation of advertising structures (signage) in existing bus stop shelters at Bus Stop G1 on Garigal Road, in front of 1 Garigal Road, BELROSE & Bus Stop G2 on Forest Way, in front of 97 Prince Charles Road, BELROSE 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

4.5 DA2025/0956 - BEACON HILL & FRENCHS FOREST BUS STOPS - INSTALLATION OF ADVERTISING STRUCTURES IN EXISTING BUS STOP SHELTERS

PROCEEDINGS IN BRIEF

The Proposal is for alterations to commercial development - installation of advertising structures (signage) in existing bus stop shelters.

At the public meeting the Panel was addressed by representatives 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. DA2025/0956 for alterations to commercial development - installation of advertising structures (signage) in existing bus stop shelters at Bus Stop H2 on Warringah Road, in front of 323-327 Warringah Road, BEACON HILL, Bus Stop H3 on Warringah Road, in front of 214 Warringah Road, BEACON HILL & Bus Stop H4 on Allambie Road, in front of 7 Rodborough Road, ALLAMBIE 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

4.6 DA2025/0957 - MANLY VALE & NORTH MANLY BUS STOPS - INSTALLATION OF ADVERTISING STRUCTURES IN EXISTING BUS STOP SHELTERS

PROCEEDINGS IN BRIEF

The Proposal is for alterations to commercial development - installation of advertising structures (signage) in existing bus stop shelters.

At the public meeting the Panel was addressed by representatives 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. DA2025/0957 for alterations to commercial development - installation of advertising structures (signage) in existing bus stop shelters at Bus Shelter I1 on Condamine Street, opposite 433 Condamine Street, ALLAMBIE HEIGHTS, Bus Shelter I2 on Pittwater Road, in front of 168 Queenscliff Road, NORTH MANLY, Bus Shelter I3 on Pittwater Road, in front of 454 Pittwater Road, NORTH MANLY, Bus Shelter I4 on Pittwater Road, opposite 452 Pittwater Road, NORTH MANLY, Bus Shelter I5 on Pittwater Road, in front of 480 Pittwater Road, NORTH MANLY, Bus Shelter I6 on Condamine Street, in front of 272 Condamine Street, MANLY VALE (1 of 2), Bus Shelter I7 on Condamine Street, in front of 272 Condamine Street, MANLY VALE (2 of 2) 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

4.7 DA2025/0959 - DEE WHY & BROOKVALE BUS STOPS - INSTALLATION OF ADVERTISING STRUCTURES IN EXISTING BUS STOP SHELTERS

PROCEEDINGS IN BRIEF

The Proposal is for alterations to commercial development - installation of advertising structures (signage) in existing bus stop shelters.

At the public meeting the Panel was addressed by representatives 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. DA2025/0959 for alterations to commercial development - installation of advertising structures (signage) in existing bus stop shelters at Bus Shelter J1 on Pittwater Road, in front of 11 Hawkesbury Avenue, DEE WHY, Bus Shelter J2 on Pittwater Road, in front of 783 Pittwater Road, DEE WHY, Bus Shelter J3 on Pittwater Road, in front of 778 Pittwater Road, BROOKVALE & Bus Shelter J7 on Howard Avenue, in front of 15 Howard Avenue, DEE WHY 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

4.8 DA2025/1025 - 22 HOMESTEAD AVENUE COLLAROY, 58 ALEXANDER STREET COLLAROY, 2/60 ALEXANDER STREET COLLAROY & 60 ALEXANDER STREET COLLAROY - CONSTRUCTION OF A DECK AND OTHER WORKS IN ASSOCIATION WITH AN EXISTING ATTACHED DUAL OCCUPANCY DEVELOPMENT ON NO. 60 ALEXANDER STREET, WITH MINOR WORKS ON ADJOINING PROPERTIES

PROCEEDINGS IN BRIEF

The Proposal is for construction of a deck and other works in association with an existing attached dual occupancy development on No. 60 Alexander Street, with minor works on adjoining properties.

At the public meeting the Panel was addressed by a 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. DA2025/1025 for construction of a deck and other works in association with an existing attached dual occupancy development on No. 60 Alexander Street, with minor works on adjoining properties at Lot CP SP 81259, Lot 2 SP 81259, Lot 1 DP 128263, Lot 2 DP 653827, Lot 2 DP 604580, 22 Homestead Avenue COLLAROY, 58 Alexander Street COLLAROY, 2/60 Alexander Street COLLAROY & 60 Alexander Street COLLAROY 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 DA2025/0603 - 31 STURDEE LANE ELVINA BAY - CONSTRUCTION OF AN INCLINATOR AND ASSOCIATED WORKS

PROCEEDINGS IN BRIEF

The Proposal is for construction of an inclinor and associated works.

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 Environment Plan 2014 seeking to justify a contravention of Clause 7.8 Limited development on foreshore area 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. DA2025/0603 for construction of an inclinor and associated works at Lot LIC 645182, Lot 1 DP 1180405, Lot 2 DP 1180405, 31 & 33 Sturdee Lane ELVINA BAY subject to the conditions set out in the Assessment Report and the following:

1. The addition of the following Condition:

Aquatic environment protection

Environmental safeguards are to be used during construction to protect the aquatic environment. Appropriate methods must be installed and secured to ensure damage to the aquatic environment is minimised.

Reason: To protect the aquatic environment.

2. The addition of the following Condition:

Use of equipment and vessels in the vicinity of seagrass

No equipment is to be placed on any seagrass beds.

Inshore infrastructure for mooring vessels and plant must be used where suitable. Where mooring lines or cables are required, they shall be suitably buoyed prior to laying and kept buoyed once laid to prevent cable drag or swing damage (scalping). Where this is impractical, contractors should use a floating rope.

Vessels must have adequate clearance over seagrass beds, including allowance for tidal movement, swell/wind wave heights and vessel propulsion.

Reason: Protection of seagrass.

3. The amendment of Condition 21, to read as follows:

Survey Certificate

A survey certificate is to be prepared by a Registered Surveyor at the construction stage of perimeter walls, landings, columns and other structural elements to ensure the height of walls, landings and structures, and the relationship of these elements to boundaries are in accordance with the approved details.

Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To confirm the height and setbacks of structures under construction comply with the approved plans.

4. The amendment of Condition 34, to read as follows:

Inclinor (Noise)

The inclinor must be installed and operated at times so as not to cause 'offensive noise', this being that noise levels produced will not exceed 5dBA above background noise when measured from the nearest property boundary.

Reason: To ensure compliance and the maintenance of residential amenity.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report.

Vote: 4/0

This is the final page of the Minutes comprising 14 pages
numbered 1 to 14 of the Northern Beaches Local Planning Panel meeting
held on Wednesday 5 November 2025.