

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

held via Teleconference on

WEDNESDAY 16 JULY 2025

Minutes of the Northern Beaches Local Planning Panel held on Wednesday 16 July 2025

The public meeting commenced at 12.00pm and concluded at 1.00pm.

The deliberations and determinations commenced at 1.10pm following the public meeting and concluded at 1.40pm.

ATTENDANCE:

Panel Members

Marcia Doheny	Chair
Kate Barlett	Planning, Economics & Government & Public Administration
Michael Leavey	Planning & Government & Public Administration
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. Marcia Doheny previously sat on the Panel for the determination of the original development application for REV2025/0005. Marcia did not participate in the consideration or determination of Item 4.2 – REV2025/0005 in the agenda for this meeting to review the earlier refusal.

2.0 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF THE NORTHERN BEACHES LOCAL PLANNING PANEL MEETING HELD ON 15 JULY 2025

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

3.0 CATEGORY 3 APPLICATIONS

Nil

4.0 PUBLIC MEETING ITEMS

4.1 DA2024/1216 - GOURLAY AVENUE, BALGOWLAH - ALTERATIONS AND ADDITIONS TO MARINA FACILITIES

The Proposal is for alterations and additions to Marina facilities.

At the public meeting the Panel was addressed by 3 neighbours and 2 representatives of the applicant.

DETERMINATION OF DEVELOPMENT APPLICATION

The Panel has formed the opinion, pursuant to Schedule 3, Part 3, Section 48 of the *Environmental Planning and Assessment Regulation 2021*, that the alterations and additions do not significantly increase the environmental impacts of the existing or approved development, and that the proposal is not designated development.

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2024/1216 for alterations and additions to Marina facilities at Lot 10 DP 1192010, Lot 1 DP 793093 & Part of the land contained in C.T. Volume 5018 Folio 1, Gourlay Avenue, Balgowlah 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:

37. Plan of Management

A revised Plan of Management (PoM) is to be prepared based on the following conditioned amendments:

- Amended Operating Hours
- Kiosk Patron hours
- No alcohol to be served
- No amplified music
- Maximum boat sizes and boat numbers using the marina at any one time.
- Incorporation of General Terms of Approval requirements from DPIRD Fisheries & Transport for NSW

A contact number for complaints or questions must be included in the PoM and be displayed on the premises. A copy of the PoM is also to be available on the marina's webpage.

The PoM is to be sent to Council and approved prior to operating under this consent. The PoM is to be reviewed regularly to ensure that it is up to date and reflects current regulatory requirements.

The PoM is to be provided to any lease holders or operators of the kiosk and people mooring their vessels at the marina.

Reason: To maintain reasonable levels of amenity to residential neighbouring properties.

17. Compliance with Standards

The development is required to be carried out in accordance with all relevant Australian Standards including AS3962.2020 – Design of Marinas.

Details demonstrating compliance with the applicable Australian Standards are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To ensure the development is constructed in accordance with appropriate standards.

REASONS FOR DETERMINATION

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

Vote: 4/0

4.2 REV2025/0005 - 337 LOWER PLATEAU ROAD, BILGOLA PLATEAU - REVIEW OF DETERMINATION OF APPLICATION DA2024/0303 FOR DEMOLITION OF EXISTING STRUCTURES, REMOVAL OF TREES AND SUBDIVISION OF ONE LOT INTO THREE LOTS

The Proposal is for Review of Determination of Application DA2024/0303 for Demolition of existing structures, removal of trees and subdivision of one lot into three lots.

At the public meeting the Panel was addressed by 3 neighbours and 2 representatives of the applicant.

DETERMINATION OF REVIEW APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. REV2025/0005 for Review of Determination of Application DA2024/0303 for demolition of existing structures, removal of trees and subdivision of one lot into three lots at Lot 5 DP 222134, 337 Lower Plateau Road, Bilgola Plateau 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: 3/0

5.0 NON PUBLIC MEETING ITEMS

5.1 MOD2025/0166 - 1112-1116 BARRENJOEY ROAD, PALM BEACH - MODIFICATION OF DEVELOPMENT CONSENT DA2023/1289 GRANTED FOR DEMOLITION WORKS AND CONSTRUCTION OF SHOP TOP HOUSING

The Proposal is for Modification of Development Consent DA2023/1289 granted for Demolition works and construction of Shop Top Housing.

DETERMINATION OF MODIFICATION APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. Mod2025/0166 for Modification of Development Consent DA2023/1289 granted for demolition works and construction of Shop Top Housing at Lot 21 DP 571298, 1112-1116 Barrenjoey Road, Palm 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

5.2 DA2025/0352 - 5 CHARLES STREET, FAIRLIGHT - DEMOLITION OF EXISTING STRUCTURES AND TORRENS-TITLE SUBDIVISION OF ONE (1) LOT INTO TWO (2)

The Proposal is for demolition of existing structures and Torrens-title subdivision of one (1) lot into two (2).

DECISION ON DEVELOPMENT STANDARDS

A. The Panel is satisfied that:

- 1) the applicant's written request under Clause 4.6 of the Manly Local Environment Plan 2013 seeking to justify a contravention of Clause 4.1 Minimum Lot Size 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. DA2025/0352 for Demolition of existing structures and Torrens-title subdivision of one (1) lot into two (2) at Lot 198 DP 613215, 5 Charles Street, Fairlight 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 8 pages numbered 1 to 8 of the Northern Beaches Local Planning Panel meeting held on Wednesday 16 July 2025.