



northern
beaches
council

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

held via Teleconference on

MONDAY 29 JANUARY 2024

Minutes of a Meeting of the Development Determination Panel held on Monday 29 January 2024 via Teleconference

The public meeting commenced at 10.00am and concluded at 10:25am

The minutes were determined on 29 January 2024

1.0 APOLOGIES AND DECLARATIONS INTEREST

Nil

2.0 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF DEVELOPMENT DETERMINATION PANEL HELD 18 DECEMBER 2023

The minutes of the Development Determination Panel held 18 December 2023, were adopted by all Panel Members and have been posted on the Council's website.

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.1 MOD2023/0564 - 1 & 3 GOLF AVENUE MONA VALE - MODIFICATION OF DEVELOPMENT CONSENT NO. DA2022/0581 GRANTED FOR ALTERATIONS AND ADDITIONS TO A RECREATION FACILITY (OUTDOOR) - MONA VALE GOLF CLUB

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Adam Richardson	Manager, Development Assessment
Neil Cocks	Manager, Strategic & Place Planning

PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

The Panel was addressed by one objector and representatives of the applicant.

The Panel took into consideration the comments and recommended actions raised in the submissions and in the meeting. The applicant confirmed during the meeting that the CCTV out the front of the building will be expanded and it is expected that this will capture any antisocial behaviour occurring out the front of the premises.

The Panel notes that the acoustic report relies on kitchen exhaust fans not operating beyond 10pm. The Panel is of the view that this should form a part of Condition 40.

Subject to the above, the Panel concurred with the Officer's Assessment Report and recommendation.

STATEMENT OF REASON

The proposal generally satisfies the relevant strategy, objectives and provisions of Pittwater LEP 2014 and the Pittwater 21 DCP subject to conditions.

COMMUNITY CONSULTATION

Issues raised in the submissions have been taken into account in the report and the meeting.

DETERMINATION OF MODIFICATION APPLICATION

THAT Council as the consent authority, **approves** Modification Application No. Mod2023/0564 for Modification of Development Consent No. DA2022/0581 granted for Alterations and additions to a Recreation Facility (Outdoor) - Mona Vale Golf Club at Lot 2 DP 1275526, 1 Golf Avenue MONA VALE & Lot 249 DP 752046 (SPL 76319) Lot 323 DP 824000 (Crown Lease 200108), 3 Golf Avenue MONA VALE subject to the conditions set out in the Assessment Report, with the following changes:

Amend Condition 40. Hours of Operation, to read as follows:

The hours of operation of the restaurant located on the ground floor of the clubhouse are to be restricted to:

- Monday to Sunday and Public Holidays – 8:00am – 11:00pm
- No kitchen exhaust fans are to operate after 10:00pm

The hours of operation for all other activities on site are to be restricted to:

- Monday to Sunday and Public Holidays – 8:00am - 9:00pm

No more than 1 (one) ancillary function/event to the approved land use shall occur per week which operates until midnight (12:00am). Note: this requirement does not preclude the number of ancillary functions/events held within the above hours of operation.

Upon expiration of the permitted hours, all service (and entertainment) shall immediately cease, no patrons shall be permitted entry and all customers on the premises shall be required to leave within the following 30 minutes.

Reason: Information to ensure that amenity of the surrounding locality is maintained.

Vote: 3/0

This is the final page of the Minutes comprising 5 pages
numbered 1 to 5 of the Development Determination Panel meeting
held on Monday 29 January 2024.