

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

held via Teleconference on

WEDNESDAY 20 MAY 2026

Minutes of the Northern Beaches Local Planning Panel held on Wednesday 20 May 2026

The public meeting commenced at 12.00pm and concluded at 12:45pm.

The deliberations and determinations commenced at 1:15pm and concluded at 2:45pm.

ATTENDANCE:

Panel Members

Marcia Doheny	Chair
Deborah Laidlaw	Town Planner
Kate Barlett	Planning, Economics & 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. No conflicts of interest were disclosed.

Item 4.2 – Deborah Laidlaw declared a reasonably perceived conflict of interest in this matter and did not participate in the hearing, deliberation and determination.

2.0 MINUTES OF PREVIOUS MEETING

3.0 CATEGORY 3 APPLICATIONS

3.1 MINUTES OF THE NORTHERN BEACHES LOCAL PLANNING PANEL MEETING HELD ON 6 MAY 2026

The Panel notes that the minutes of the Northern Beaches Local Planning Panel Meeting held on 6 May 2026, were adopted by the Chairperson and have been posted on the Council's website.

4.0 PUBLIC MEETING ITEMS

4.1 REV2025/0013 - SANDY BAY ROAD CLONTARF NSW 2093 - SECTION 8.2(1A) REVIEW OF DETERMINATION - REVIEW OF DETERMINATION OF MOD2025/0499 FOR MODIFICATION OF DEVELOPMENT CONSENT DA2020/0778 GRANTED FOR CHANGE OF USE FROM KIOSK TO CAFE

PROCEEDINGS IN BRIEF

The Proposal is for Review of Determination of Mod2025/0499 for Modification of Development Consent DA2020/0778 granted for change of use from kiosk to café.

At the public meeting the Panel was addressed by 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. REV2025/0013 for Review of Determination of Mod2025/0499 for Modification of Development Consent DA2020/0778 granted for change of use from kiosk to café at Lot 1 DP 1240961, Sandy Bay Road CLONTARF subject to the conditions set out in the Assessment Report and Supplementary Memo.

1. The amendment of condition 17 to read as follows:

17. Noise

There is to be no amplified entertainment noise (music), **live music or speakers** associated with the operation of this use.

Reason: To protect surrounding residents from any noise generated by the operation of the development.

2. The addition of the following condition:

21. Functions and Events

There shall be no functions or events held in association with the operation of the café use at any time on any day.

Reason: To protect the amenity of surrounding residents.

REASONS FOR DETERMINATION

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

Vote: 4/0

4.2 DA2025/1409 - 91 CROWN ROAD QUEENSCLIFF - DEMOLITION WORKS AND CONSTRUCTION OF DUAL OCCUPANCY (ATTACHED) AND STRATA SUBDIVISION

PROCEEDINGS IN BRIEF

The Proposal is for demolition works and construction of dual occupancy (attached) and strata subdivision.

DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2025/1409 for demolition works and construction of dual occupancy (attached) and strata subdivision at Lot 2 DP 17127, 91 Crown Road QUEENSCLIFF subject to the conditions set out in the Assessment Report.

1. The addition of the following condition:

Fees/Bonds: Housing and Productivity Contribution

1. The housing and productivity contribution (HPC) set out in the table below, but as adjusted in accordance with condition 2, is required to be made:

Contribution Type	Amount
Housing and Productivity Contribution	\$10,812.18
Strategic Biodiversity Component and/or Transport Project Component	\$ 0
Total:	\$ 10,812.18

2. The amount payable at the time of payment is the amount shown in condition 1 as the total housing and productivity contribution adjusted by multiplying it by:

highest PPI number

consent PPI number

where—

highest PPI number is the highest PPI number for a quarter following the June quarter 2023 and up to and including the 2nd last quarter before the quarter in which the payment is made.

consent PPI number is the PPI number last used to adjust HPC rates when consent was granted.

June quarter 2023 and PPI have the meanings given in clause 22 (4) of the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023.

If the amount adjusted in accordance with this condition is less than the amount at the time consent is granted, the higher amount must be paid instead.

3. The HPC must be paid before the issue first construction certificate in relation to the development, or before the commencement of any work authorised by this consent

(if no construction certificate is required). However, if development is any of the kinds set out in the table below, the total housing and productivity contribution must be paid as set out in the table:

Development	Time by which HPC must be paid
Development consisting only of residential subdivision within the meaning of the HPC Order	Before the issue of the first subdivision certificate
High-density residential development within the meaning of the HPC Order for which no construction certificate is required	Before the issue of the first strata certificate
Development that consists only of residential strata subdivision (within the meaning of the HPC Order) or only of residential strata subdivision and a change of use of an existing building	Before the issue of the first strata certificate
Manufactured home estate for which no construction certificate is required	Manufactured home estate for which no construction certificate is required

4. The HPC must be paid using the NSW planning portal (<https://pp.planningportal.nsw.gov.au/>).
5. If the Minister administering the Environmental Planning and Assessment Act 1979 agrees, the HPC (apart from any transport project component) may be made, instead of as a monetary contribution, in the following ways:
 - a) the dedication or provision of land for the purpose of regional infrastructure in the region in which the development will be carried out,
 - b) the carrying out of works for the purpose of regional infrastructure in the region in which the HPC development will be carried out.

If the HPC is made partly as a monetary contribution, the amount of the part payable is the amount of the part adjusted in accordance with condition 2 at the time of payment.

6. Despite condition 1, a housing and productivity contribution is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the Environmental Planning and Assessment Act 1979 to the development, or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024 exempts the development from the contribution. The amount of the contribution may also be reduced under the order, including if payment is made before 1 July 2025.

Reason: Statutory requirement.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report

Vote: 3/0

**4.3 MOD2025/0726 - 0 WHARVES AND JETTIES (EAST ESPLANADE) MANLY -
MODIFICATION OF DEVELOPMENT CONSENT DA2023/1741 GRANTED FOR
ALTERATIONS AND ADDITIONS TO THE MANLY YACHT CLUB WHARF**

PROCEEDINGS IN BRIEF

The Proposal is for Modification of Development Consent DA2023/1741 granted for Alterations and additions to the Manly Yacht Club wharf.

DETERMINATION OF MODIFICATION APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. Mod2025/0726 for Modification of Development Consent DA2023/1741 granted for Alterations and additions to the Manly yacht club wharf at Part Lot 7011 DP 1074608 Lic 102, 0 Wharves and Jetties (East Esplanade) MANLY subject to the conditions set out in the Assessment Report.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report.

Vote: 4/0

4.4 DA2025/1638 - 8 / 0 PRINGLE AVENUE BELROSE - USE OF AN EXISTING PREMISES AS A SERVICE STATION, INCLUDING ALTERATIONS AND ADDITIONS TO THE EXISTING BUILDING, REGULARISATION OF AN EXISTING VEHICLE REPAIR WORKSHOP, INSTALLATION OF NEW PETROL TANKS AND PUMPS, AND NEW BUSINESS IDENTIFICATION SIGNAGE

PROCEEDINGS IN BRIEF

The Proposal is for use of an existing premises as a service station, including alterations and additions to the existing building, regularization of an existing vehicle repair workshop, installation of new petrol tanks and pumps, and new business identification signage.

At the public meeting the Panel was addressed by 2 neighbours and 1 representative 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. DA2025/1638 for use of an existing premises as a service station, including alterations and additions to the existing building, regularization of an existing vehicle repair workshop, installation of new petrol tanks and pumps, and new business identification signage at Lot 8 DP 545948, 8 / 0 Pringle Avenue BELROSE to give the applicant the opportunity to submit to Council **within 21 days** the following:

a) Parking Survey:

The applicant is to carry out a parking survey of the current operations of the site. The survey is to be overseen by a traffic engineer, and is to include the following:

- To be undertaken for 7 days (not during school holidays).
- Count cars on the subject site daily between 8-9am, 12-1pm, 3-4pm, and record details of cars (number registration plates).
- Count cars on the adjacent Pringle Avenue and Ralston Avenue within 50m of the subject site during the same periods.
- Provide an analysis of the parking data resulting from the survey including a projected demand for the proposed service station and workshop.

b) Operational Management Plan:

An OMP is to be prepared by a traffic engineer & address the following:

- Demonstrate how the projected parking demand of the service station and workshop will be satisfactorily accommodated on site through the provision of parking spaces and the management of those spaces.
- Identify responsibilities for site management of the provision of parking between the workshop and service station operators, taking into account all ancillary functions, including waste management and fuel deliveries.
- Include a complaints management procedure.

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 20 May 2026 for additional information as detailed above.

Vote: 4/0

5.0 NON PUBLIC MEETING ITEMS

5.1 DA2025/1924 - 48 ASHWORTH AVENUE BELROSE NSW 2085 - DEMOLITION WORKS AND SUBDIVISION OF ONE LOT INTO TWO

PROCEEDINGS IN BRIEF

The Proposal is for demolition works and subdivision of one lot into two.

DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

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 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. DA2025/1924 for demolition works and subdivision of one lot into two at Lot 26 DP 230141, 48 Ashworth Avenue BELROSE subject to the conditions set out in the Assessment Report and Supplementary Memo.

1. The amendment of condition 1 to read as follows:

1. Approved Plans and Supporting Documentation

Development must be carried out in accordance with the following approved plans (stamped by Council) and supporting documentation, except where the conditions of this consent expressly require otherwise.

Approved Plans				
Plan Number	Revision Number	Plan Title	Drawn By	Date of Plan
-	1	Demolition Plan	CMS Surveyors	10 December 2025
-	2	Plan of Proposed Subdivision	CMS Surveyors	26 March 2026
EAS-1	1	Easement Plan / Easement Longitudinal Section	Michal Korecky	22 April 2026
EAS-2	1	Easement Plan / Easement Longitudinal Section	Michal Korecky	22 April 2026

Approved Reports and Documentation	
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Document Title	Version Number	Prepared By	Date of Document
Preliminary Geotechnical Assessment	1	AscentGeo	17 December 2025
Waste Management Plan	-	Applicant	Undated

In the event of any inconsistency between the approved plans, reports and documentation, the approved plans prevail.

In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

REASONS FOR DETERMINATION

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

Vote: 4/0

5.2 DA2026/0063 - 29 - 33 PITTWATER ROAD MANLY - ALTERATIONS AND ADDITIONS AND CHANGE OF USE TO CREATE SHOP-TOP HOUSING

PROCEEDINGS IN BRIEF

The Proposal is for alterations and additions and change of use to create shop-top housing.

DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

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 4.4 Floor Space Ratio 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. DA2026/0063 for alterations and additions and change of use to create shop-top housing at Lot 1 DP 76807, 29 - 33 Pittwater Road MANLY 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 12 pages numbered 1 to 12 of the Northern Beaches Local Planning Panel meeting held on Wednesday 20 May 2026.