



northern
beaches
council

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

held via Teleconference on

WEDNESDAY 1 JULY 2026

Minutes of the Northern Beaches Local Planning Panel Meeting held on 1 July 2026

The public meeting commenced at 12:00pm and concluded at 12:30pm.

The deliberations and determinations commenced immediately following the public meeting and concluded at 1:00pm.

ATTENDANCE

Panel Members

David Crofts	Chair
Michael Leavey	Planning & Government & Public Administration
Sue Weatherley	Planning & Government & Public Administration
Philip Young	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.

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1 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.

2 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF THE NORTHERN BEACHES LOCAL PLANNING PANEL MEETING HELD ON 17 JUNE 2026

The Panel notes that the Minutes of the Northern Beaches Local Planning Panel Meeting held on 17 June 2026 were adopted by the Chairperson and have been posted on Council's website.

3 CATEGORY 3 APPLICATIONS

Nil

4 PUBLIC MEETING ITEMS

ITEM 4.1 DA2025/1645 - 3 LISA PLACE BILGOLA PLATEAU - DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE INCLUDING CARPORT

PROCEEDINGS IN BRIEF

The Proposal is for demolition works and construction of a dwelling house including carport.

At the public meeting the Panel was addressed by 3 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. DA2025/1645 for demolition works and construction of a dwelling house including carport at Lot 3 DP 236667, 3 Lisa Place BILGOLA PLATEAU subject to the conditions set out in the Assessment Report.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report.

Vote: 4/0

ITEM 4.2 DA2025/1450 - 361 PITTWATER ROAD NORTH MANLY - DEMOLITION WORKS AND CONSTRUCTION OF A DUAL OCCUPANCY WITH SWIMMING POOLS AND STRATA SUBDIVISION

PROCEEDINGS IN BRIEF

The Proposal is for demolition works and construction of a dual occupancy with swimming pools and strata subdivision

At the public meeting the Panel was addressed by 2 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. DA2025/1450 for demolition works and construction of a dual occupancy with swimming pools and strata subdivision at Lot 4 DP 1448, 361 Pittwater Road NORTH MANLY subject to the conditions set out in the Assessment Report as amended below.

1. The deletion of condition 23

23. Amendments to the approved plans

The following amendments are to be made to the approved plans:

The perforated metal deck adjoining the pools, as detailed on plan DA1002, is to be deleted and replaced with landscaped area.

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

Reason: To require amendments to the plans endorsed by the consent authority following assessment of the development.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report.

Vote: 4/0

5 NON-PUBLIC MEETING ITEMS

ITEM 5.1 MOD2026/0019 - 1102 BARRENJOEY ROAD PALM BEACH - MODIFICATION OF DEVELOPMENT CONSENT DA2022/0469 GRANTED FOR CONSTRUCTION OF SHOP TOP HOUSING

PROCEEDINGS IN BRIEF

The Proposal is for Modification of Development Consent DA2022/0469 granted for 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. Mod2026/0019 for Modification of Development Consent DA2022/0469 granted for construction of shop top housing at Lot 11 DP 1207743, 1102 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

**ITEM 5.2 DA2026/0234 - 154 - 156 ELANORA ROAD ELANORA HEIGHTS -
CONSTRUCTION OF A NEW BUILDING TO BE USED FOR INDOOR GOLF
PRACTICE IN ASSOCIATION WITH AN EXISTING RECREATION FACILITY
(OUTDOOR) (ELANORA COUNTRY CLUB)**

PROCEEDINGS IN BRIEF

The Proposal is for construction of a new building to be used for indoor golf practice in association with an existing recreation facility (outdoor) (Elanora Country Club).

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 Environmental Plan 2014 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. DA2026/0234 for construction of a new building to be used for indoor golf practice in association with an existing recreation facility (outdoor) (Elanora Country Club) at Lot 1 DP 201384, Lot 8 DP 22281, Lot 2 DP 538508, Lot 145 & Lot 146 DP 22670, 154 - 156 Elanora Road ELANORA HEIGHTS subject to the conditions set out in the Assessment Report.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report.

Vote: 4/0

6 MEETING CLOSURE

This is the final page of the Minutes comprising 9 pages numbered 1 to 9 of the Northern Beaches Local Planning Panel meeting held on Wednesday 1 July 2026.