MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

held via Teleconference on

WEDNESDAY 18 FEBRUARY 2026

Minutes of the Northern Beaches Local Planning Panel

held on Wednesday 18 February 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 1:35pm.

ATTENDANCE:

Panel Members

David Crofts	Chair
Heather Warton	Town Planner
Mary-Lynne Taylor	Law
Frank Bush	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.

2.0 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF THE NORTHERN BEACHES LOCAL PLANNING PANEL MEETING HELD ON 4 FEBRUARY 2026

The Panel notes that the minutes of the Northern Beaches Local Planning Panel Meeting held on 4 February 2026, were adopted by the Chairperson and have been posted on the Council's website.

3.0 CATEGORY 3 APPLICATIONS

Nil

4.0 PUBLIC MEETING ITEMS

4.1 DA2025/1133 - 29 FERGUSON STREET FORESTVILLE - DEMOLITION WORKS AND CONSTRUCTION OF MULTI DWELLING HOUSING

The Proposal is for demolition works and construction of multi dwelling housing.

At the public meeting the Panel was addressed by 2 neighbours and 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. DA2025/1133 for Demolition Works and Construction of multi dwelling housing at Lot 2 DP 25052, 29 Ferguson Street FORESTVILLE NSW 2087 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 MOD2025/0517 - 0 STUART STREET MANLY - MODIFICATION OF DEVELOPMENT CONSENT DA2020/1027 GRANTED FOR ALTERATIONS AND ADDITIONS TO THE EXISTING CAFE AND THE ADDITION OF A COOL ROOM, FREEZER ROOM AND BIN STORAGE AREA

The Proposal is for Modification of Development Consent DA2020/1027 granted for alterations and additions to the existing cafe and the addition of a cool room, freezer room and bin storage area.

The modification related to granting consent for the sale and service of alcohol for consumption on the premises.

At the public meeting the Panel was addressed by 1 representative of the applicant.

DETERMINATION OF MODIFICATION APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. Mod2025/0517 for Modification of Development Consent DA2020/1027 granted for Alterations and Additions to the existing cafe and the addition of a cool room, freezer room and bin storage area at Lot 1 DP 1129384 and Lot 1 DP 1159168, Stuart Street, MANLY NSW 2095 subject to the conditions set out in the Assessment Report as amended below.

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

   A. Add Condition No.1A - Modification of Consent - Approved supporting documentation, to read as follows:

   Development must be carried out in accordance with the following supporting documentation, except where the conditions of this consent expressly require otherwise.

Approved Documentation		
Document Title	**Version Date**	**Prepared By**
Plan of Management (note also condition 60)	February 2026	Sydney Restaurant Group

2. The amendment of Condition 55 to read as follows:

   55. Plan of Management

   The premise is to operate at all times in accordance with the liquor Plan of Management as amended by condition 60.

3. The addition of the following condition under the heading:

   60. Amend Plan of Management dated February 2026

   Prior to the sale of alcohol at the subject premises the POM is to be updated to the satisfaction of Council with the following changes:

   - **Section 2.4 Patron Capacity & Staff** to read:
     - The restaurant has a maximum capacity of 32 patrons seated in accordance with the approved development consent.

- Staff will conduct headcounts as necessary to ensure that the number of patrons does not exceed 32.

- The total number of staff at any one time will be up to 9 persons including 2 managers, 2 chefs, 1 cook, 1 kitchen hand, 2 wait staff, 1 barista.

- All staff involved in the sale, supply and service of liquor will complete the Responsible Service of Alcohol Course, and the licensee/approved manager will complete the Licensee Training Course (as required).

- Management will provide periodic training to staff regularly in relation to RSA matters, including when updated guidelines are issued by Liquor & Gaming in this regard.

- **Section 2.5 Noise Criteria** to read:
  The use of the restaurant is subject to the following noise related restrictions:

  - No amplified music will be played (to ensure amenity for residential neighbours).

  - Staff will be under strict instructions to ensure that patrons using any outdoor areas are not behaving in a manner that would result in an undue adverse amenity impacts to neighbours.

  - A contact number must be displayed for the purposes of receiving any complaints if they arrive.

  - Signs shall be displayed at all exits reminding patrons to be mindful of noise when leaving the premise.

  - Removal of waste or glass should be done internally and must not be performed between 8:00pm and 7:00am on weekdays between 5:00pm and 9:00am on weekends and public holidays to protect the amenity of nearby residences.

  - The removal of waste will occur primarily during business hours in accordance with Part 3.11 of this Plan.

  Section 4 Amendment to this Plan

  The POM must be updated periodically to remain consistent with any statutory requirements, future guidelines or fact sheets by Liquor and Gaming NSW, including but not limited to:

  - Intoxication Guidelines GL 4003
  - Liquor Promotion Guidelines GL4001
  - Managing Minors Guideline

Reason: To preserve residential amenity and to ensure the safety of staff, patrons and members of the community

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report.

Vote: 4/0

5.0 NON PUBLIC MEETING ITEMS

5.1 DA2025/1681 - 138 ALLAMBIE ROAD ALLAMBIE - DEMOLITION WORKS AND BOUNDARY REALIGNMENT TO PROVIDE TWO RESIDENTIAL SIZED ALLOTMENTS

The Proposal is for demolition works and boundary realignment to provide two residential sized allotments.

DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

A. 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 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. DA2025/1681 for Demolition works and boundary realignment to provide two residential sized allotments at Lot 2261 DP 752038 & Lot 5 DP 28527, 138 Allambie Road ALLAMBIE HEIGHTS NSW 2100, 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 DA2025/1875 - 16 BROWN STREET FORESTVILLE - DEMOLITION WORKS, ALTERATIONS AND ADDITIONS, AND TORRENS TITLE SUBDIVISION OF ONE LOT INTO TWO

The Proposal is for demolition works, alterations and additions, and Torrens title subdivision of one lot into two

DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

A. 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 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. DA2025/1875 for Demolition works, alterations and additions, and Torrens title subdivision of one lot into two at Lot G DP 367730, 16 Brown Street FORESTVILLE NSW 2087 subject to the conditions set out in the Assessment Report, and Supplementary Memo.

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

Vote: 4/0

5.3 MOD2025/0656 - 8 BOWER STREET MANLY NSW 2095 - MODIFICATION OF DEVELOPMENT CONSENT DA2018/0628 GRANTED FOR ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING HOUSE INCLUDING A SECONDARY DWELLING

The Proposal is for Modification of Development Consent DA2018/0628 granted for Alterations and Additions to an existing dwelling house including a secondary dwelling. The modification principally relates to an increase in the maximum roof height by 370mm.

DETERMINATION OF MODIFICATION APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. Mod2025/0656 for Modification of Development Consent DA2018/0628 granted for Alterations and Additions to an existing dwelling house including a secondary dwelling at Lot 34 DP 8075, 8 Bower Street 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 9 pages
numbered 1 to 9 of the Northern Beaches Local Planning Panel meeting
held on Wednesday 18 February 2026.