



northern
beaches
council

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

held via Teleconference on

WEDNESDAY 1 APRIL 2026

Minutes of the Northern Beaches Local Planning Panel held on Wednesday 1 April 2026

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

The deliberations and determinations commenced immediately following the public meeting and concluded at 12:37pm.

ATTENDANCE:

Panel Members

David Crofts	Chair
Ian Arnott	Planning/Heritage
Benjamin Hendriks	Town Planner
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.

2.0 MINUTES OF PREVIOUS MEETING

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

The Panel notes that the minutes of the Northern Beaches Local Planning Panel Meeting held on 4 March 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 DA2025/1350 - MANLY WARRINGAH BASEBALL CLUB AQUATIC DRIVE FRENCHS FOREST - DEMOLITION WORKS AND CONSTRUCTION OF AN ENCLOSED BATTING CAGE STRUCTURE

The Proposal is for demolition works and construction of an enclosed batting cage structure.

DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2025/1350 for Demolition of an existing batting cage structure and construction of a new enclosed batting cage building for use as a Recreation Facility (Indoor) at Lot 7349 DP 1167548, Aquatic Drive, Frenchs Forest subject to the conditions set out in the Assessment Report as amended below.

1. The addition of the following condition:

Condition 7A – Amendments to Approved Plans

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

- (a) The proposed building is to be constructed in the colour ‘Cottage Green’.
- (b) The roof is to be amended to incorporate translucent roofing sheets in accordance with Diagram 1 below.

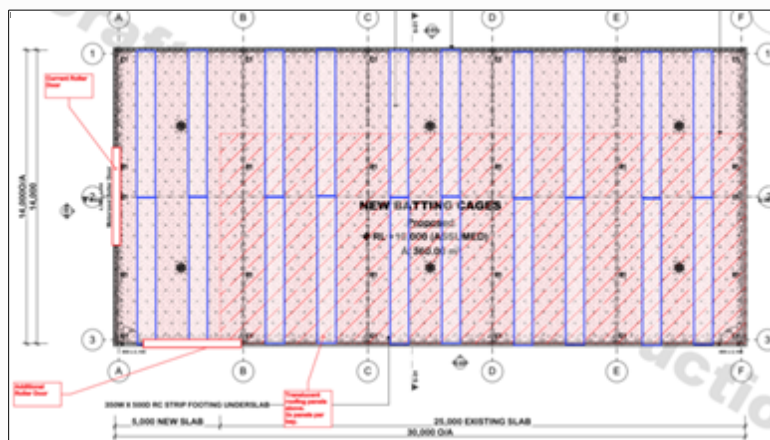


Diagram 1 – Roof to include translucent roofing sheets

- (c) The external walls are to be amended to incorporate ventilation openings (as shown in Diagram 2 below), and a roller door is to be installed at the north-western corner of the building.

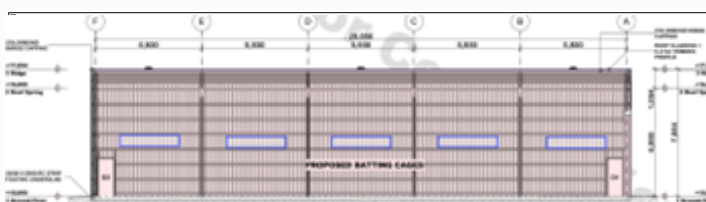


Diagram 2 – Wall vents highlighted in blue

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

Reason: To ensure the development incorporates adequate natural lighting and ventilation, and that the building finish is compatible with the surrounding environment, in accordance with the plans endorsed by the consent authority.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report.

Vote: 4/0

4.2 DA2025/1033 - QUEENSCLIFF SURF LIFE SAVING CLUB, NORTH STEYNE MANLY - ALTERATIONS AND ADDITIONS TO THE EXISTING QUEENSCLIFF SURF LIFE SAVING CLUB INCLUDING CHANGE OF USE OF STOREROOM TO KIOSK

The Proposal is for alterations and additions to the existing Queenscliff Surf Life Saving Club including Change of use of storeroom to kiosk.

DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2025/1033 for Alterations and additions to the existing Queenscliff Surf Life Saving Club including Change of use of storeroom to kiosk at Lot 1 DP 909018, Queenscliff Surf Life Saving Club, North Steyne MANLY subject to the conditions set out in the Assessment Report.

REASONS FOR DETERMINATION

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

Vote: 4/0

4.3 DA2025/1727 - MANLY WHARF BUS STOPS - INSTALLATION OF ADVERTISING STRUCTURES IN EXISTING BUS STOP SHELTERS

The Proposal is for installation of advertising structures (signage) in existing bus stop shelters.

DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2025/1727 for installation of advertising structures (signage) in existing bus stop shelters at Bus Stop O1 on Belgrave Street, opposite of 35-39 Belgrave Street, MANLY, Bus Stop O2 on Belgrave Street, opposite Manly Town Hall, MANLY, Bus Stop O3 on West Esplanade, opposite of 54-68 West Esplanade, MANLY, Bus Stop O4 on West Esplanade, opposite of 54-68 West Esplanade, MANLY, Bus Stop O5 on West Esplanade, opposite of 54-68 West Esplanade, MANLY & Bus Stop O7 on East Esplanade, opposite of 53 East Esplanade, MANLY subject to the conditions set out in the Assessment Report and as amended below.

1. The addition of the following condition:

15. Signage Not Approved

The signage panels on the back glass wall of Shelters O3 and O5 are not approved under the subject application and are to be removed prior to the erection of any new signage unless specific approval documents are provided to Council.

Reason: To preserve the visual amenity of the locality and maintain visual permeability provided by the original glass structure.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report.

Vote: 4/0

5.0 NON PUBLIC MEETING ITEMS

5.1 DA2025/0947 - 11 SEAFORTH CRESCENT SEAFORTH NSW 2092 - DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE

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

DETERMINATION OF DEVELOPMENT APPLICATION

A. 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 4.3 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

B. The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2025/0947 for Demolition works and construction of a dwelling house at Lot 16 DP 4889 & Lot LIC 10001595, 11 Seaforth Crescent SEAFORTH subject to the conditions set out in the Assessment Report.

REASONS FOR DETERMINATION

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

Vote: 4/0

5.2 MOD2025/0646 - 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 DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. Mod2025/0646 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 NSW 2108 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

5.3 DA2025/1476 - 4 THE CHASE LOVETT BAY - DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE AND INCLINATOR

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

DETERMINATION OF DEVELOPMENT APPLICATION

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 7.8 Limited development on Foreshore Area 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.

B. The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2025/1476 for Demolition works and construction of a dwelling house and Inclinator at Lot LIC 586691 & Lot 1 DP 1313402, 4 The Chase LOVETT BAY NSW 2105 subject to the conditions set out in the Assessment Report.

REASONS FOR DETERMINATION

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

Vote: 4/0

5.4 PROPOSED AMENDED DELEGATION TO COUNCIL'S CHIEF EXECUTIVE OFFICER (GENERAL MANAGER)

It is proposed that the Panel reissue a delegation of its function in relation to departures from development standards for class 1 & 10 buildings under the Building Code of Australia. Delegations from the Local Planning Panel (LPP) are currently to the Development Determination Panel and the new delegation will be to Council's Chief Executive Officer (General Manager) which can then be sub-delegated.

Resolved:

The Northern Beaches Planning Panel replace the current delegation relating to the function of the Panel in relation to departures from development standards – Class 1 & 10 with:

Delegation of functions relating to departures from development standards – Class 1 & 10

Exercise the functions of the Local Planning Panel under Part 4 of the Environmental Planning and Assessment Act 1979 in relation to development applications and modification applications in the following circumstances;

All class 1 & 10 buildings where the development contravenes a numerical standard by greater than 10% in the following circumstances:

- height of buildings under the Warringah LEP 2011, Manly LEP 2013 and Pittwater LEP 2014; and
- floor space ratio under the Manly LEP 2013.
- Any built form control considered a development standard under the B2 and C8 Localities of Warringah LEP 2000

This delegation is made pursuant to Section 2.20(8) of the Environmental Planning and Assessment Act 1979 and will lapse on gazettal of the Northern Beaches consolidated LEP.

REASONS FOR DETERMINATION

The Panel agrees with the proposed changes to the delegation.

Vote: 4/0