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18 March 2025

The Chairman
Sydney North Planning Panel
c/- Northern Beaches Council
PO Box 1336
Dee Why NSW 2099

Attention: Peter Debnam

Dear Sir

**RE: NBC DEVELOPMENT APPLICATION DA2023/0998
ALTERATIONS & ADDITIONS TO FSLSC
PLANNING PANEL REFERENCE NUMBER PPSSNH-412
DA PAN-353376**

On behalf of Freshwater Surf Life Saving Club, and as Applicant for this Development Application, I submit a request for operational consent to the Sydney North Planning Panel (SNPP), as the consent authority, as required by Deferred Commencement Consent Condition 1 of the proposed conditions of Development Consent contained in Attachment 1.

This matter will be considered at the SNPP meeting 26 March 2025.

Northern Beaches Council have provided the Applicant with Attachment 1, Deferred Commencement Approval. Subject to receipt of a favourable determination from the Panel, the consent requires:

Deferred Commencement Consent Condition

1 Public amenities and realigned public path

Details of the approved Freshwater Beach Amenities Building and realigned public pathway, as identified in the Freshwater Beach Masterplan, are required to be provided to and approved by the consent authority, prior to activating the development consent.

While normal practice would be to submit this request following receipt of development consent, there is utility in dealing with the matter of the deferred commencement condition in conjunction with the approval, as we believe the details of the approved Freshwater Beach Amenities Building and realigned public pathway, as identified in the Freshwater Beach Masterplan and required by the consent condition, are available to be considered by the Sydney North Planning Panel immediately following the granting of consent on or soon after 26 March 2025.

The details of the approved Freshwater Beach Amenities Building and realigned public pathway, as identified in the Freshwater Beach Masterplan, available for the SNPP to approve include the following documentation.

1 Freshwater Coastal Open Space Masterplan

This Masterplan was adopted by Northern Beaches Council 22 May 2018.

Item 08 identified on the Masterplan is located adjacent the FSLSC and is described as:

"Public Amenities

-kiosk/café and public amenities building with change rooms, showers and toilets to serve community and surf club.

-subject to funding.

Refer to the following link to Northern Beaches Council website which will provide you with this document.

[Reduced size Adopted Freshwater Coastal Open Space Masterplan - May 2018.pdf](#)

2 Freshwater Beach Masterplan Implementation

This undated Masterplan identifies the implementation staging of the works included in the Masterplan.

Stages 1A, 1B, 2 and 3 have been completed.

Stage 4A is identified as Public Amenities and is programmed for completion in 2025.

Stage 4B is identified as the Surf Lifesaving Club and is TBD (to be determined) by DA and Funding Approvals.

Refer to the following link to Northern Beaches Council website which will provide you with this document.

[https://hdp-au-prod-app-nthbch-yoursay-files.s3.ap-southeast-2.amazonaws.com/7917/0259/4372/Freshwater Beach Masterplan Implementation.PNG](https://hdp-au-prod-app-nthbch-yoursay-files.s3.ap-southeast-2.amazonaws.com/7917/0259/4372/Freshwater_Beach_Masterplan_Implementation.PNG)

3 Freshwater Beach Amenities Building

The NBC website provides updates on the implementation of the Masterplan. Refer to the following link to Northern Beaches Council website which will provide access to this page.

<https://yoursay.northernbeaches.nsw.gov.au/freshwater-beach-masterplan-implementation>

The NBC website also provides a link to a page dedicated to the amenities building and titled **"Freshwater Beach Amenities Building- a purpose built public facility"**. Refer to the following link to Northern Beaches Council website which will provide access to these documents.

<https://yoursay.northernbeaches.nsw.gov.au/freshwater-beach-amenities-building>

The NBC website also provides a link to drawings of the proposed amenities building, including a site location plan, floor plan and east elevation of the proposed amenities building. Refer to the following link to Northern Beaches Council website which will provide access to these documents.

[https://hdp-au-prod-app-nthbch-yoursay-files.s3.ap-southeast-2.amazonaws.com/5017/2655/0643/Freshwater Amenities - concept design2.pdf](https://hdp-au-prod-app-nthbch-yoursay-files.s3.ap-southeast-2.amazonaws.com/5017/2655/0643/Freshwater_Amenities_-_concept_design2.pdf)

We note that the public pathway located west of the FSLSC and east of the amenities building is shown in a slightly different alignment in item 2, Freshwater Beach Masterplan Implementation, and Item 3 Freshwater Beach Amenities Building, due to a minor revision in the alignment proposed for the amenities building. However, the alignment of the public path west of FSLSC proposed by this application and as shown on **Newscape Landscape Planting Plan L06 Issue D** is consistent with the Masterplan Implementation.

In summary:

- The new public amenities are a current Northern Beaches Council (NBC) project. The Concept Design for these new amenities is presently available via the NBC website.
- The details of the approved Freshwater Beach Amenities Building and realigned public pathway required by Deferred Commencement Consent Condition 1 are available via the Northern Beaches Council website. These are publicly available documents.
- Via the links to these publicly available documents provided above, these details have been provided to SNPP as the consent authority.
- Subject to granting a deferred commencement consent on or soon after 26 March 2025, the applicant requests the SNPP provide an operational consent as soon as possible thereafter.
- This letter and all attachments available via the links provided will be submitted via the Planning Portal prior to 26 March 2025.

Please contact the undersigned if you require any further information.

Kind regards
BONUS + ASSOCIATES

A handwritten signature in black ink, appearing to read 'Geoff Bonus', written in a cursive, stylized script.

Geoff Bonus
Architect No 4034