

DETERMINATION AND STATEMENT OF REASONS
SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	6 March 2025
DATE OF PANEL DECISION	6 March 2025
PANEL MEMBERS	Peter Debnam (Chair), Brian Kirk, Stephen O'Connor, Graham Brown
APOLOGIES	Annelise Tuor
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 28 February 2025.

MATTER DETERMINED

PPSSNH-539 – Northern Beaches – Mod2024/0475 at 22 Wentworth Street, Manly & 19-21 South Steyne, Manly – Modification of Development Consent DA2022/1000 granted for demolition works, alterations and additions to existing buildings and construction of new mixed-use buildings (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings listed at item 8 in Schedule 1.

Application for modification of consent

The Panel determined to approve the modification application pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons below and in Council's comprehensive Assessment Report.

The Panel notes the modification application makes numerous changes to Buildings B, C, and D, though all are minor in nature and do not result in adverse amenity or design impact. The application does not seek a variation to any development standard and is compliant with all applicable built form controls. Accordingly, the proposed modifications remain consistent with the Concept Approval.

The modification would result in substantially the same outcome as that already approved and the Panel concurs with Council that the proposal has been properly assessed against all relevant planning controls and approval would be in the community interest.

CONDITIONS

Council's recommended conditions of consent were amended by the Panel to include the following change requested by the Applicant and agreed by Council:

- Condition 96(g) Native Landscaping is to be deleted.

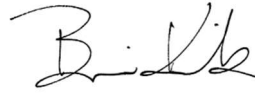
CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS



Peter Debnam (Chair)



Brian Kirk



Stephen O'Connor



Graham Brown

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-539 – Northern Beaches – Mod2024/0475
2	PROPOSED DEVELOPMENT	Modification of Development Consent DA2022/1000 granted for demolition works, alterations and additions to existing buildings and construction of new mixed-use buildings
3	STREET ADDRESS	22 Wentworth Street, Manly & 19-21 South Steyne, Manly
4	APPLICANT OWNER	Greg Boston Royal Far West
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 State Environmental Planning Policy (Housing) 2021 State Environmental Planning Policy (Industry and Employment) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Primary Production) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Resources and Energy) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 State Environmental Planning Policy (Transport and Infrastructure) 2021 Manly Local Environmental Plan 2013 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Manly Development Control Plan 2013 Planning agreements: Nil Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council Assessment Report: 28 February 2025 Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Preliminary Briefing: 16 December 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Nicole Gurran <u>Council assessment staff</u>: Rodney Piggott <u>Applicant representatives</u>: Greg Boston, Nicholas Gassman, Daniel Amzallag, Christina Travers-Jones, Robert Kiely <u>Department staff</u>: Lillian Charlesworth, Jade Buckman Final briefing to discuss council's recommendation: 5 March 2025 <ul style="list-style-type: none"> <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Stephen O'Connor, Graham Brown <u>Council assessment staff</u>: Claire Ryan, Rodney Piggott

		<ul style="list-style-type: none"> ○ <u>Applicant representatives:</u> None (attendance was not required) ○ <u>Department staff:</u> Lillian Charlesworth, Jade Buckman
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report and amended by the Panel as indicated above.