

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

held via Teleconference on

WEDNESDAY 3 JUNE 2026

Minutes of the Northern Beaches Local Planning Panel held on Wednesday 3 June 2026

The public meeting commenced at 12.00pm and concluded at 12:45pm.

The deliberations and determinations commenced immediately following the public meeting and concluded at 2:00pm.

ATTENDANCE:

Panel Members

David Crofts	Chair
Heather Warton	Town Planner
Glennys James	Town Planner
Susan Denham	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 20 MAY 2026

The Panel notes that the minutes of the Northern Beaches Local Planning Panel Meeting held on 20 May 2026, were adopted by the Chairperson and have been posted on the Council's website.

3.0 CATEGORY 3 APPLICATIONS

4.0 PUBLIC MEETING ITEMS

4.1 DA2025/1304 - 43,45 & 49 WARRIEWOOD ROAD, WARRIEWOOD - CONSTRUCTION OF DWELLING HOUSES ON PROPOSED LOTS 1-11

The Proposal is for construction of dwelling houses on proposed lots 1-11.

DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2025/1304 for Construction of dwelling houses on proposed lots 1-11 at Lot 1 DP 349085, 49 Warriewood Road, Lot 2 DP 972209, 43 Warriewood Road & Lot 2 DP 349085, 45 Warriewood Road WARRIEWOOD - construction of dwelling houses on proposed lots 1-11 subject to the conditions set out in the Assessment Report as amended below.

1. The amendment of Condition 1 to read as follows:

1. Registration of subdivision

The subdivision subject of consent DA2021/2600 must be registered before this consent can become operative.

Reason: To ensure that the works and other related matters the subject of consent DA2021/2600 are satisfactorily completed to provide the framework for the development of the individual dwellings the subject of this consent.

Evidence required to satisfy these conditions must be submitted to Council (through the NSW Planning Portal) within two (2) years of the date of this consent, or the consent will lapse in accordance with the Environmental Planning and Assessment Regulation.

Applicants must submit a request for operational consent to Council via the NSW Planning Portal and upload all relevant documentation. This can be completed through accessing the relevant portal application ID and navigating to 'Request for Operational Consent' in the Actions dropdown menu.

Upon satisfaction of the deferred commencement condition, the following conditions apply:

Schedule B - Operational Consent Conditions

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report. The Panel however is of the view that for the proposed development to satisfactorily occur it is necessary for the works the subject of consent DA2021/2600 to be complete and any related conditions of consent met.

Vote: 4/0

4.2 DA2025/1907 - 8 MILGA ROAD AVALON BEACH - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING THE CONSTRUCTION OF A DETACHED STUDIO

The Proposal is for alterations and additions to a dwelling house including the construction of a detached studio.

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

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. DA2025/1907 for alterations and additions to a dwelling house including the construction of a detached studio at Lot 26 DP 21756, 8 Milga Road AVALON BEACH 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 DA2025/1403 - 12 FRENCHS FOREST ROAD EAST FRENCHS FOREST - CONSTRUCTION OF A MEDICAL CENTRE

The Proposal is for the construction of a Medical Centre.

At the public meeting the Panel was addressed by 1 neighbour and 2 representatives of the applicant.

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 4.3 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. DA2025/1403 for the construction of a Medical Centre at Lot 2 DP 209752, 12 Frenchs Forest Road East FRENCHS FOREST subject to the conditions set out in the Assessment Report as amended below.

1. The amendment of condition 4 to read as follows:

4. Approved Land Use

Nothing in this consent shall authorise the use of site/onsite structures/units/tenancies (excluding Tenancy 1) as detailed on the approved plans for any land use of the site beyond the definition of a medical centre. The Warringah Local Environmental Plan 2011 (WLEP 2011) defines this land use as follows:

- **medical centre** means premises that are used for the purpose of providing health services (including preventative care, diagnosis, medical or surgical treatment, counselling or alternative therapies) to out-patients only, where such services are principally provided by health care professionals. It may include the ancillary provision of other health services.

Note: Medical centres are a type of **health services facility**—see the definition of that term in this Dictionary.

The use, excluding the fit-out, of Tenancy 1, is approved as a restaurant or café, which is defined as follows:

- **restaurant or cafe** means a building or place the principal purpose of which is the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, take away meals and drinks or entertainment are also provided, but does not include the preparation and serving of food and drink to people that occurs as part of—
 - (a) an artisan food and drink industry, or
 - (b) farm gate premises.

Note: Restaurants or cafes are a type of **food and drink premises**—see the definition of that term in this Dictionary.

Any variation to the approved land use and/occupancy of any unit beyond the scope of the above definitions will require the submission to Council of a new Development Application.

Reason: To ensure compliance with the terms of this consent.

2. The deletion of condition 5 which reads as follows:

5. No Approval Granted for Food Premises

No approval for any food premises within the development forms part of this approval. Any food premises within the development will require a separate approval.

Reason: To ensure compliance with the Food Act 2003 is achieved.

3. The addition of the following condition:

Amendment to approved plans

The following amendment is to be made to the approved plans:

A minimum of two bicycle parking spaces must be provided within the south-western frontage of the site adjacent to the entryway to the medical centre or Tenancy 1.

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 to provide for additional publicly accessible bicycle parking.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report.

Vote: 4/0

5.0 NON PUBLIC MEETING ITEMS

5.1 DA2025/1911 - 20 CABARITA ROAD AVALON BEACH - DEMOLITION WORKS AND ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

The Proposal is for demolition works and alterations and additions to a dwelling house.

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 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.

RECOMMENDATION OF MANAGER DEVELOPMENT ASSESSMENT

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2025/1911 for demolition works and alterations and additions to a dwelling house at Lot 7 DP 17704, 20 Cabarita Road AVALON BEACH 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 DA2025/1516 - 1763 PITTWATER ROAD MONA VALE - DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A SHOP TOP HOUSING DEVELOPMENT THAT CONTAINS AFFORDABLE HOUSING

The Proposal is for demolition of existing structures and construction of a shop top housing development that contains affordable housing

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 section 18 Affordable housing requirements for additional building height; and Section 19(2)(b) and (c) – Landscaped area and Deep Soil zone of the State Environmental Planning Policy (Housing) 2021 development standards 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.

RECOMMENDATION OF MANAGER DEVELOPMENT ASSESSMENT

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2025/1516 for demolition of existing structures and construction of a shop top housing development that contains affordable housing at Lot 1 DP 555463, 1763 Pittwater Road MONA VALE subject to the conditions set out in the Assessment Report as amended below.

1. The addition of the following condition:

Installation of Bike Rack

A bicycle rack for a minimum of four (4) spaces is to be installed to the north-eastern corner of the allotment, on the ground floor (Plan: 0673-DA-108, Ground Floor Plan, Revision 03, dated 13 April 2026).

Details are to be shown on the architectural plans prior to release of the Construction Certificate.

Reason: To meet DCP requirements

2. The addition of the following condition:

Electric vehicle charging points

Electrical conduit is to be installed throughout the entire residential basement Levels 1 and 2 to allow for future vehicle charging points to be installed for each parking space.

Details are to be shown on the architectural plans prior to release of the Construction Certificate.

Reason: To facilitate the provision of electric vehicle charging within the development.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report.

Vote: 4/0

This is the final page of the Minutes comprising 10 pages
numbered 1 to 10 of the Northern Beaches Local Planning Panel meeting
held on Wednesday 3 June 2026.