

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

held via Teleconference on

WEDNESDAY 17 JUNE 2026

Minutes of the Northern Beaches Local Planning Panel held on Wednesday 17 June 2026

The public meeting commenced at 12.00pm and concluded at 12:39PM.

The deliberations and determinations commenced immediately following the public meeting and concluded at 1:00pm.

ATTENDANCE:

Panel Members

Ross Bonthorne	Chair
David Epstein	Urban Design/Architect
Benjamin Hendriks	Town Planner
Philip Young	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 3 JUNE 2026

The Panel notes that the minutes of the Northern Beaches Local Planning Panel Meeting held on 3 June 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 DA2025/1332 - 11 CLAVERING ROAD SEAFORTH - CONSTRUCTION OF A DWELLING HOUSE INCLUDING SWIMMING POOL

PROCEEDINGS IN BRIEF

The Proposal is for construction of a dwelling house including swimming pool.

At the public meeting the Panel was addressed by 2 neighbours 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 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 standards is unreasonable or unnecessary in the circumstances of the case; and
 - b) there are sufficient environmental planning grounds to justify the contraventions.

DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA20258/1332 for construction of a dwelling house including swimming pool at Lot 4 DP 1090937, 11 Clavering Road SEAFORTH subject to the conditions set out in the Assessment Report.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report.

Vote: 4/0

4.2 DA2025/1222 - 13 CLAVERING ROAD SEAFORTH - CONSTRUCTION OF A DWELLING HOUSE INCLUDING SWIMMING POOL

PROCEEDINGS IN BRIEF

The Proposal is for construction of a dwelling house including swimming pool.

At the public meeting the Panel was addressed by 2 neighbours 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 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 standards is unreasonable or unnecessary in the circumstances of the case; and
 - b) there are sufficient environmental planning grounds to justify the contraventions.

DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2025/1222 for construction of a dwelling house including swimming pool at Lot 3 DP 1090937, 13 Clavering Road SEAFORTH subject to the conditions set out in the Assessment Report as amended below.

1. The addition of the following condition:

Amendments to the approved plans

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

- The 'Studio' which is located under the Terrace and Yard is to be deleted from the plans.

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.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report, however, was concerned that the studio unreasonably added to bulk and scale, was well outside the buildable area on the site, and resulted in the development appearing as a six-storey dwelling. As a result the panel formed a view that the studio should be deleted to ensure this does not set an undesirable precedent for the remaining undeveloped sites on Clavering Road.

Vote: 4/0

5.0 NON PUBLIC MEETING ITEMS

5.1 DA2026/0383 - 12 THE STRAND DEE WHY - AMENDING DEVELOPMENT APPLICATION IN RELATION TO DEVELOPMENT CONSENT NO. DA2025/0718 GRANTED FOR DEMOLITION WORKS AND CONSTRUCTION OF A SHOP TOP HOUSING DEVELOPMENT TO CARRY OUT MAJOR ALTERATIONS AND ADDITIONS TO THE APPROVED DEVELOPMENT

PROCEEDINGS IN BRIEF

The Proposal is for demolition works and construction of a shop top housing development to carry out major alterations and additions to the approved development

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 & Clause 18 of the State Environmental Planning Policy (Housing) 2021 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. DA2026/0383 for Amending Development Application in relation to Development Consent No. DA2025/0718 granted for demolition works and construction of a shop top housing development to carry out major alterations and additions to the approved development at Lot 13 DP 6953, 12 The Strand DEE WHY subject to the conditions set out in the Assessment Report.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report. The Panel notes that the area in front of the building is an important public zone and encourages further upgrades to improve public amenity.

Vote: 4/0

5.2 DA2025/1215 - 2-4 GLADYS AVENUE FRENCHS FOREST - DEMOLITION WORKS, AMALGAMATION OF TWO LOTS INTO ONE AND CONSTRUCTION OF A RESIDENTIAL FLAT BUILDING

PROCEEDINGS IN BRIEF

The Proposal is for demolition works, amalgamation of two lots into one and construction of a residential flat building.

RECOMMENDATION OF MANAGER DEVELOPMENT ASSESSMENT

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2025/1215 for demolition works, amalgamation of two lots into one and construction of a residential flat building at Lot 1 & 3 DP 25713, 2-4 Gladys Avenue 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 7 pages numbered 1 to 7 of the Northern Beaches Local Planning Panel meeting held on Wednesday 17 June 2026.