



northern
beaches
council

MEMORANDUM

DATE: 31 July 2026

TO: Northern Beaches Local Planning Panel (NBLPP)

CC: Adam Richardson, Acting Executive Manager Development Assessment

FROM: Brittany Harrison, Assessment Planner

SUBJECT: Item No. 5.2 – DA2026/0898 - 40 Emma Street, Mona Vale

TRIM REF: 2026/439332

Introduction

Under Section 4.15(1)(a)(ii) of the *Environmental Planning and Assessment Act 1979*, a consent authority must consider any proposed (draft) environmental planning instrument that has been placed on public consultation.

At the time Item 5.2 (DA2026/0898 - 40 Emma Street, Mona Vale) was originally assessed and subsequently reviewed prior to inclusion on the Northern Beaches Local Planning Panel (NBLPP) Agenda, the draft Northern Beaches Local Environmental Plan (Draft LEP) had not been publicly exhibited. The Draft LEP commenced exhibition on 20 July 2026. As the development application has not yet been determined, consideration of the Draft LEP is required.

This Supplementary Memo has been prepared to assist the NBLPP in its consideration of the application and to formally address the relevance of the draft Northern Beaches Local Environmental Plan (Draft LEP) pursuant to Section 4.15(1)(a)(ii) of the *Environmental Planning and Assessment Act 1979*.

Consideration

Draft Northern Beaches Local Environmental Plan (Draft LEP)

Definition(s): **dual occupancy** means a dual occupancy (attached) or a dual occupancy (detached).

Land Use Zone: R2 Low Density Residential

Permissible or Prohibited: Permissible

Additional Permitted used for particular land – Refer to Schedule 1: Not applicable

A detailed assessment against the proposed numerical provisions and development standards has not been undertaken as part of this report. However, broad consideration has been given to the Draft LEP, and the proposal is consistent with its relevant aims and objectives.

Recommendation

That NBLPP approve DA2026/0898 subject to the conditions within the assessment report.