

Memo

Development Assessment

To: Northern Beaches Local Planning Panel (NBLPP)

Cc: Adam Richardson
Acting Executive Manager, Development Assessment

From: Kye Miles
Acting Manager, Development Assessments - North Team

Date: 4 August 2026

Subject: Late Submission to NBLPP – Item 4.2 DA2026/0201 - 206
McCarrs Creek Road, Church Point

The purpose of this memo is to advise the Panel of late submissions received from the Applicant.

Applicant Submission (Request for deferral)

The applicant acknowledges Council's assessment of the application and the deficiencies that have lead to its recommendation for refusal. That applicant submits that they have sought an independent peer review by Taylor Consulting Engineers, the and that the identified issues are technical matters capable of resolution through additional modelling, revised engineering documentation and design refinements, rather than fundamental flaws in the proposal. Accordingly, the applicant requests that the Panel defer determination of the application to allow additional time to respond to the reasons for refusal identified in the assessment report.

Comment

Whilst it is acknowledged that the applicant is acting in good faith to address the matters identified in the Assessment Report, there remains uncertainty as to whether the issues can be satisfactorily resolved without further amendments to the development proposal. Should the Panel be minded to defer the application, any amended documentation would likely require public renotification (in the public interest) and further assessment. In these circumstances, it is considered that a minimum period of approximately six weeks would be required before the application could be reported back to the Panel for determination. There is also no certainty that deferral of the application would overcome the recommendation for refusal.

Conclusion

The late submission does not alter the findings or recommendation of the Assessment Report for Development Application DA2026/0201.

Recommendation to Panel

The Panel consider the late submission and proceed to determine the application in accordance with the recommendation contained within the Assessment Report.