



northern
beaches
council

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

held via Teleconference on

WEDNESDAY 5 AUGUST 2026

Minutes of the Northern Beaches Local Planning Panel Meeting held on 5 August 2026

The public meeting commenced at 12:00pm and concluded at 1:15pm.

The deliberations and determinations commenced immediately following the public meeting at 1:55pm and concluded at 4:05pm.

ATTENDANCE

Panel Members

Marcia Doheny	Chair
Lisa Bella Esposito	Town Planner
Ian Arnott	Planning/Heritage
Carolyn Hill	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.

ORDER OF BUSINESS

1 APOLOGIES AND DECLARATIONS OF INTEREST	4
2 MINUTES OF PREVIOUS MEETING.....	4
2.1 Minutes of the Northern Beaches Local Planning Panel Meeting held on 1 July 2026	4
3 CATEGORY 3 APPLICATIONS.....	5
4 PUBLIC MEETING ITEMS	6
4.1 DA2026/0555 - 14 Geelong Road CROMER - Demolition works and construction of a group home.....	6
4.2 DA2026/0201 - 206 McCarrs Creek Road CHURCH POINT -Demolition works and construction of a dwelling house including garage and a swimming pool	7
4.3 REV2026/0003 - 316 Hudson Parade CLAREVILLE - Review of Determination of Application DA2025/0581 for Construction of a swimming pool	8
4.4 DA2026/0310 - Carrington Parade CURL CURL - Alterations and additions to South Curl Curl Surf Life Saving Club	9
4.5 DA2025/1886 - 71 Wood Street MANLY - Demolition works and construction of a residential flat building including a swimming pool	10
5 NON-PUBLIC MEETING ITEMS.....	11
5.1 DA2026/0078 - 43 Osborne Road MANLY - Demolition works, construction of a dual occupancy (attached) including swimming pools and strata subdivision.....	11
5.2 DA2026/0898 - 40 Emma Street MONA VALE - Strata Subdivision	12
5.3 DA2025/1605 - 16/1 Greycliffe Street QUEENSCLIFF - Alterations and additions to a residential flat building	13
6 MEETING CLOSURE.....	14

1 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 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF THE NORTHERN BEACHES LOCAL PLANNING PANEL MEETING HELD ON 1 JULY 2026

The Panel notes that the Minutes of the Northern Beaches Local Planning Panel Meeting held on 1 July 2026 were adopted by the Chairperson and have been posted on Council's website.

3 CATEGORY 3 APPLICATIONS

Nil

4 PUBLIC MEETING ITEMS

ITEM 4.1 DA2026/0555 - 14 GEELONG ROAD CROMER - DEMOLITION WORKS AND CONSTRUCTION OF A GROUP HOME

PROCEEDINGS IN BRIEF

The Proposal is for demolition works and construction of a group home.

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

DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2026/0555 for demolition works and construction of a group home development at Lot 10 DP 222848, 14 Geelong Road CROMER subject to the conditions set out in the Assessment Report as amended below:

Condition 11 – Amendments to the Approved Plans

To be modified to include the following point:

- Details of the front fence are to be amended to include a maximum height of 1.5m

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report.

Vote: 4/0

PANEL COMMENT

A speaker at the public meeting asked a number of questions about the detail of the operation of the proposed group home. The Panel notes that condition 10 of this consent requires an Operational Plan of Management to include details of the operation of the home. The Operational Plan of Management is to be provided to Council by the owner and will be publicly available.

**ITEM 4.2 DA2026/0201 - 206 MCCARRS CREEK ROAD CHURCH POINT -
DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE
INCLUDING GARAGE AND A SWIMMING POOL**

PROCEEDINGS IN BRIEF

The Proposal is for demolition works and construction of a dwelling house including garage and a swimming pool.

At the public meeting the Panel was addressed by 3 neighbours and a representative of the applicant.

DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **refuses** Application No. DA2026/0201 for Demolition works and construction of a dwelling house including garage and a swimming pool at Lot 15 DP 875022 and Lot LIC 680172, 206 McCarrs Creek Road CHURCH POINT for the reasons for refusal set out in the Assessment Report and the following additional reason:

The Panel isn't satisfied that the extent of the proposed tree removal is necessary and considers that the tree removal has an unacceptable impact on the established landscape character and ecological value of the site.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report and Supplementary Memo.

Vote: 4/0

ITEM 4.3 REV2026/0003 - 316 HUDSON PARADE CLAREVILLE - REVIEW OF DETERMINATION OF APPLICATION DA2025/0581 FOR CONSTRUCTION OF A SWIMMING POOL

PROCEEDINGS IN BRIEF

The Proposal is for review of determination of application DA2025/0581 for construction of a swimming pool.

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

DETERMINATION OF REVIEW APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. REV2026/0003 for Review of Determination of Application DA2025/0581 for construction of a swimming pool at Lot 1 and Lot 2 DP 827733 and Lot LIC 639625, 316 Hudson Parade CLAREVILLE subject to the conditions set out in the Assessment Report and the following amendments and additions:

Condition 1 – Approved Plans and Supporting Documentation

Revise date of plan number POOL.201 to 10 March 2026.

Condition 44 – Landscape Completion

Replace the first sentence in condition 44 with the following wording:

a) Landscape works are to be implemented in accordance with the approved Landscape Plan(s), and as required by Condition 43 of this consent, and inclusive of the following conditions:

Insert the following condition:

Condition to border up the exit and entry to the slide.

Prior to the removal of the existing pool and thereafter, evidence is to be provided to Council and to the principal certifying authority that the entry and exit to the waterslide is enclosed to restrict any access into it.

Reason: To ensure the approved works do not result in any safety issues to future occupants.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report.

Vote: 4/0

ITEM 4.4 DA2026/0310 - CARRINGTON PARADE CURL CURL - ALTERATIONS AND ADDITIONS TO SOUTH CURL CURL SURF LIFE SAVING CLUB

PROCEEDINGS IN BRIEF

The Proposal is for alterations and additions to South Curl Curl Surf Life Saving Club.

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

DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2026/0310 for Alterations and Additions to South Curl Curl Surf Life Saving Club at Lot 7356 DP 1167221, Carrington Parade CURL CURL NSW 2096 subject to the conditions set out in the Assessment Report.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report.

Vote: 4/0

ITEM 4.5 DA2025/1886 - 71 WOOD STREET MANLY - DEMOLITION WORKS AND CONSTRUCTION OF A RESIDENTIAL FLAT BUILDING INCLUDING A SWIMMING POOL

PROCEEDINGS IN BRIEF

The Proposal is for demolition works and construction of a residential flat building including a swimming pool.

At the public meeting the Panel was addressed by 2 neighbours and a representative of the applicant.

DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2025/1886 for demolition works and construction of a residential flat building including a swimming pool at Lot 28 DP 89561, 71 Wood Street MANLY subject to the conditions set out in the Assessment Report and the following additions:

Insert the following condition:

Amendments to the Approved Plans

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

- Drawing D105 revision 4 is to be amended to show the lift overrun footprint and RLs. The lift shall have maximum dimensions of 3m by 2.6m and shall be no higher than RL 42.47.

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.

Amend the following conditions:

Condition 43 - Survey Certificate

A survey certificate prepared by a Registered Surveyor at the following stages of construction:

- (a) Commencement of perimeter walls columns and or other structural elements to ensure the wall or structure, to boundary setbacks are in accordance with the approved details.
- (b) At ground level to ensure the finished floor levels are in accordance with the approved levels, prior to concrete slab being poured/flooring being laid.
- (c) At completion of the roof frame confirming the finished roof/ridge height is in accordance with levels indicated on the approved plans.
- (d) At completion of the lift overrun confirming the finished level is in accordance with the levels indicated on the approved plans.**

Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To determine the height of buildings under construction comply with levels shown on approved plans.

Condition 49 – Landscape Completion

Replace the first sentence in condition 49 with the following wording:

- a) Landscape works are to be implemented in accordance with the approved Landscape Plan(s), and as required by Condition 12 of this consent, and inclusive of the following conditions:

Condition 69 - Landscape maintenance

If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components. Trees, shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilised as required at the time of planting. If any tree, shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Landscape Plans and any conditions of consent.

Trees are to be maintained to remain at a height no more than the height of the building eaves.

A maintenance activity schedule for on-going maintenance of planters on slab shall be incorporated to monitor and replenish soil levels as a result of soil shrinkage over time.

The approved landscape planted areas consisting of lawn, planting at grade, planting on structure shall in perpetuity remain as planting under the development consent and shall not be replaced with any hard paved surfaces or structures.

Reason: To maintain local environmental amenity.

REASONS FOR DETERMINATION

The Panel does not support the proposal for the following reasons:

Vote: 3/1

REASONS FOR COMMUNITY REPRESENTATIVE'S VOTE TO REFUSE THE APPLICATION:

- The proposal is too large and intensive for the site and results in an overbuilt outcome that is out of keeping with the surrounding neighbourhood.
- The scale, appearance and character of the building do not reflect the established look and feel of Wood Street or fit comfortably within the existing streetscape.
- I am not satisfied that enough consideration has been given to the impact on neighbours, particularly the loss of views and the visual dominance of the building.
- The proposal places additional pressure on an already constrained street where on-street parking is limited, to the detriment of existing residents.
- Overall, I do not believe the proposal achieves a balanced outcome for the community or adequately respects the character and amenity of the surrounding area.

5 NON-PUBLIC MEETING ITEMS

ITEM 5.1 DA2026/0078 - 43 OSBORNE ROAD MANLY - DEMOLITION WORKS, CONSTRUCTION OF A DUAL OCCUPANCY (ATTACHED) INCLUDING SWIMMING POOLS AND STRATA SUBDIVISION

PROCEEDINGS IN BRIEF

The Proposal is for demolition works, construction of a dual occupancy (attached) including swimming pools and strata subdivision.

DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

A. The Panel is not 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 4.4, Minimum Lot Size Development Standard of Clause 4.1 and Deep Soil Area Development Standard of Clause 4.1 pursuant to clause 4.6 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 Panel notes the 5 submissions received by Council and received 2 further late submissions. The Panel support the continued dual occupancy on the land, subject to an architectural design that has proper regard to providing reasonable amenity to surrounding properties, as well as a positive visual impact to the streetscape, and the locality.

The Panel notes that the existing non compliances with the development controls do not justify further non compliances as proposed in this Application. Any replacement new building must be justified on its own planning merits assessed against the environmental planning instruments in force at the date of determination, not by reference to the development statistics of the structure it replaces.

The Panel notes that the Housing SEPP's non-discretionary maximum height and maximum floor space ratio development standards represent a mandated benchmark intended to facilitate the delivery of dual occupancy housing in NSW. Given the proposal cannot be accommodated within these more generous controls is a strong indicator that the degree of non-compliance is not marginal, and that the proposal presents a bulk and scale concern rather than a technical or negligible departure from the development standard.

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **refuses** Application No. DA2026/0078 for Demolition works, construction of a dual occupancy (attached) including swimming pools and strata subdivision at Lot 1, Lot 2 and Lot CP SP 33744, Units 1 & 2, 43 Osborne Road MANLY for the following reasons:

1. Pursuant to Section 4.15(a)(i) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with the Aims of the Manly Local Environmental Plan 2013; specifically 2(a) (i) and (iv) and (2) (b)(ii).

2. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with the provisions of Clause 4.6 Exceptions to Development Standards of the Manly Local Environmental Plan 2013.

Particulars

- (a) The consent authority is not satisfied that the Applicant's variation request under Clause 4.6 of the Manly Local Environmental Plan 2013 seeking variation to Landscaping, Floor Space Ratio, and Height of Buildings has adequately demonstrated that:
 - i. Compliance with the standard is unreasonable and unnecessary in the circumstances of the case; and
 - ii. There are sufficient environmental planning grounds to justify the contravention.
 - (b) The proposed development does not comply with the landscaping requirement pursuant to Clause 167(2) of the SEPP (Housing) 2021 which specifies a deep soil area requirement of 20%. The proposed development represents a non-compliance of 12.6%.
 - (c) The proposed development does not comply with the maximum floor space ratio pursuant to Clause 168(2)(d) of the SEPP (Housing) 2021 which specifies a maximum floor space ratio of 0.65:1 for the purpose of a dual occupancy located in a low and mid-rise housing area. The proposed development represents a non-compliance of 17.5%.
 - (d) The proposed development does not comply with the building height standard at Clause 168(2)(e) of the SEPP (Housing) 2021 which specifies a maximum building height of 9.5 metres. The proposed development (at master bedroom) represents a non-compliance of between 24.9% and 28.1%.
3. Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with numerous building and design controls in the Manly Development Control Plan.

Particulars

- (a) Control 4.1.2.1 Wall Height
 - (b) Control 4.1.4.1 Street Front Setbacks
 - (c) Control 4.1.4.2 Side Setbacks and Secondary Street Frontages
 - (d) Control 4.1.4.4 Rear Setbacks
 - (e) Control 4.1.5.1 Minimum Residential Total Open Space Requirements
 - (f) Control 4.1.9 Swimming Pools
4. Pursuant to Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979 the proposed development is not in the public interest.

Particulars

- (a) The cumulative effect of the landscape, height and floor space ratio non-compliances, breaching both the applicable State and/or local development standards, results in a building of excessive bulk and scale that is not commensurate with the character of the locality and would result in unreasonable loss of amenity and an unsympathetic relationship with adjoining development contrary to the public interest.
- (b) The proposed development will result in a development which will create an undesirable precedent such that it would undermine the desired future character of the area and be contrary to the expectations of the community. In this regard, the development is not in the public interest.

ITEM 5.2 DA2026/0898 - 40 EMMA STREET MONA VALE - STRATA SUBDIVISION

PROCEEDINGS IN BRIEF

The Proposal is for strata subdivision.

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 4.1 Minimum Lot Size 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. DA2026/0898 for Strata Subdivision of existing dual occupancy (attached) at Lot 9 DP 221609, 40 Emma Street MONA VALE 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

ITEM 5.3 DA2025/1605 - 16/1 GREYCLIFFE STREET QUEENSCLIFF - ALTERATIONS AND ADDITIONS TO A RESIDENTIAL FLAT BUILDING

PROCEEDINGS IN BRIEF

The Proposal is for alterations and additions to a residential flat building.

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. DA2025/1605 for Alterations and additions to a residential flat building at Lot 16 SP 60100, 16 / 1 Greycliffe Street QUEENSCLIFF subject to the conditions set out in the Assessment Report and the following amendment:

Condition 1 – Approved Plans and Supporting Documents

Delete references to plan numbers 10122_AR24 and 10122_AR26.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report.

Vote: 4/0

6 MEETING CLOSURE

This is the final page of the Minutes comprising 15 pages numbered 1 to 15 of the Northern Beaches Local Planning Panel meeting held on Wednesday 5 August 2026.