



northern
beaches
council

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

held via Teleconference on

WEDNESDAY 19 AUGUST 2026

Minutes of the Northern Beaches Local Planning Panel Meeting held on 19 August 2026

The public meeting commenced at 12:00pm and concluded at 1:04pm.

The deliberations and determinations commenced immediately following the public meeting and concluded at 1:50pm.

ATTENDANCE

Panel Members

David Crofts	Chair
Jason Perica	Town Planner
Sue Weatherley	Planning & Government & Public Administration
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.

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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 5 AUGUST 2026

The Panel notes that the Minutes of the Northern Beaches Local Planning Panel Meeting held on 5 August 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 DA2025/1653 - 19 A ROWAN STREET MONA VALE AND 67 ELIMATTA ROAD - DEMOLITION WORKS AND CONSTRUCTION OF MULTI-DWELLING HOUSING, LOT CONSOLIDATION AND STRATA SUBDIVISION

PROCEEDINGS IN BRIEF

The Proposal is for demolition works and construction of multi-dwelling housing, lot consolidation and strata subdivision.

At the public meeting the Panel was addressed by 5 neighbours.

The Panel gave extended consideration to the matters raised in submissions and the presentations made in the public component of the meeting. In particular the Panel reviewed view sharing, the amenity of neighbouring properties and traffic management internal and external to the site, including pedestrian safety.

DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2025/1653 for Demolition works and construction of multi-dwelling housing, lot consolidation and strata subdivision at Lot 103 DP 709505, 19 A Rowan Street MONA VALE and Lot 72 DP 5464, 67 Elimatta Road subject to the conditions set out in the Assessment Report, subject to the below:

The amendment of Condition 1 as follows:

1. Approved plans and Supporting Documentation

Development must be carried out in accordance with the following approved plans (stamped by Council) and supporting documentation, except where the conditions of this consent expressly require otherwise.

Approved Plans				
Plan Number	Revision Number	Plan Title	Drawn By	Date of Plan
DA00.30	A	Site Analysis	JKM Architects	27 October 2025
DA00.40	E	Site Plan	JKM Architects	2 April 2026
DA02.09	A	Proposed Basement Plan	JKM Architects	2 April 2026
DA02.10	D	Proposed Ground Plan_South	JKM Architects	2 April 2026
DA02.11	D	Proposed Ground Floor_North	JKM Architects	2 April 2026
DA02.12	D	Proposed 1F Plan_South	JKM Architects	2 April 2026
DA02.13	D	Proposed 1F Plan_North	JKM Architects	2 April 2026
DA02.14	D	Proposed Attic Plan_South	JKM Architects	2 April 2026
DA02.15	D	Proposed Attic Plan_North	JKM Architects	2 April 2026

DA02.16	D	Proposed Roof Plan_South	JKM Architects	2 April 2026
DA02.17	D	Proposed Roof Plan_North	JKM Architects	2 April 2026
DA03.10	D	Site Elevations	JKM Architects	2 April 2026
DA03.11	D	Site Elevations_with fence	JKM Architects	2 April 2026
DA03.21	D	Elevations	JKM Architects	2 April 2026
DA03.22	D	Elevations R6-R9	JKM Architects	2 April 2026
DA04.10	D	Site Sections	JKM Architects	2 April 2026
DA04.21	D	Sections 01	JKM Architects	2 April 2026
DA04.22	D	Sections 02	JKM Architects	2 April 2026
DA05.40	B	Materials and Finishes	JKM Architects	2 April 2026
DA05.50	C	Waste Management Plan	JKM Architects	2 April 2026
DA05.70	B	Strata Subdivision Plan	JKM Architects	2 April 2026
01	E	Site Plan	Outfield Landscape Architecture	24 July 2026
04	E	R1 & R2	Outfield Landscape Architecture	24 July 2026
05	E	R3, R4 and R5	Outfield Landscape Architecture	24 July 2026
07	E	R6 & R7	Outfield Landscape Architecture	24 July 2026
08	E	R8 & R9	Outfield Landscape Architecture	24 July 2026
09	E	Driveway	Outfield Landscape Architecture	24 July 2026
10	E	R1 & R2	Outfield Landscape Architecture	24 July 2026
11	E	R2, R4 & R5	Outfield Landscape Architecture	24 July 2026
13	E	R6 & R7	Outfield Landscape Architecture	24 July 2026
14	E	R8 & R9	Outfield Landscape Architecture	24 July 2026
15	E	Driveway	Outfield Landscape Architecture	24 July 2026
16	E	Plant Schedule and Images	Outfield Landscape Architecture	24 July 2026
Storm-1/B	-	Stormwater Management Plan	Taylor Consulting Engineers	3 March 2026

Storm-2/A	-	Stormwater Management Plan - Lot 1 to Lot 2	Taylor Consulting Engineers	27 October 2025
Storm-3/B	-	Stormwater Management Plan - Lot 3 to Lot 6	Taylor Consulting Engineers	3 March 2026
Storm-4/B	-	Stormwater Management Plan - Lots R7 to R10	Taylor Consulting Engineers	27 October 2025
Storm-5/A	-	Stormwater Management Details	Taylor Consulting Engineers	3 March 2026

Approved Reports and Documentation			
Document Title	Version Number	Prepared By	Date of Document
BASIX Certificate	1819252M_02	Zhang Wei	16 April 2026
Operational Waste Management Plan	D	Elephants Foot Consulting	27 July 2026
Acoustic DA Assessment	SYD2025-1159-R001B	Acouras Consultancy	20 October 2025
Transport Impact Statement	02	PDC Consultants	27 October 2025
Arboricultural Impact Assessment Report	-	Jacksons Nature Works	29 October 2025
Flood Risk Management Plan	-	Taylor Consulting Engineers	27 October 2025

In the event of any inconsistency between the approved plans, reports and documentation, the approved plans prevail.

In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

The addition of the following Condition:

Driveway Treatments

The driveway within the property (site through link) shall be treated or marked in such a way at the boundary threshold that differentiates it from the public roadway, as a private driveway. Signage shall also be installed at the boundary alerting vehicles that the area is a shared zone and to watch out for and give way pedestrians. A 10km/hour speed limit sign shall also be installed along with a private road sign.

Details demonstrating compliance shall be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: Vehicular and pedestrian safety.

REASONS FOR DETERMINATION

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

Vote: 4/0

ITEM 4.2 DA2026/0418 - 580 BARRENJOEY ROAD AVALON BEACH - DEMOLITION WORKS AND CONSTRUCTION OF A DUAL OCCUPANCY (ATTACHED), INCLUDING STRATA SUBDIVISION

PROCEEDINGS IN BRIEF

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

At the public meeting the Panel was addressed by 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. DA2026/0418 for Demolition works and construction of a dual occupancy (attached), including strata subdivision at Lot 8 DP 20984, 580 Barrenjoey Road AVALON BEACH for the reasons for refusal set out in the Assessment Report.

REASONS FOR DETERMINATION

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

Vote: 4/0

ITEM 4.3 MOD2026/0160 - 35-39 BELGRAVE STREET MANLY - MODIFICATION OF DEVELOPMENT CONSENT DA2023/0987 GRANTED FOR DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A SHOP TOP HOUSING DEVELOPMENT

PROCEEDINGS IN BRIEF

The Proposal is for Modification of Development Consent DA2023/0987 granted for Demolition of existing structures and construction of a shop top housing development comprising of ground floor retail premises, 24 residential apartments and two levels of basement carparking, associated infrastructure and landscaping

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

DETERMINATION OF MODIFICATION APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. Mod2026/0160 for Modification of Development Consent DA2023/0987 granted for Demolition of existing structures and construction of a shop top housing development comprising of ground floor retail premises, 24 residential apartments and two levels of basement carparking, associated infrastructure and landscaping at Lot 1 DP 100633, 40 Belgrave Street MANLY, Lot 1 DP 104766, 41 Belgrave Street MANLY, Lot 1 DP 34395, 42 Belgrave Street MANLY, Lot 1 DP 719821, 9 Raglan Street MANLY and Lot A DP 368451, 35 - 39 Belgrave Street MANLY subject to the conditions set out in the Assessment Report.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report.

Vote: 4/0

5 NON-PUBLIC MEETING ITEMS

ITEM 5.1 DA2026/0175 - 30 KENTWELL ROAD ALLAMBIE HEIGHTS - SUBDIVISION OF ONE LOT INTO TWO LOTS INCLUDING ALTERATIONS AND ADDITIONS TO EXISTING DWELLING HOUSE

PROCEEDINGS IN BRIEF

The Proposal is for subdivision of one lot into two lots including alterations and additions to existing 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 Warringah Local Environmental Plan 2011 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. DA2026/0175 for Subdivision of one lot into two lots including alterations and additions to existing dwelling house at Lot B DP 405016, 30 Kentwell Road ALLAMBIE HEIGHTS subject to the conditions set out in the Assessment Report subject to the following additional condition:

No. 16A – Amendments to the Approved Plans

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

The existing soakwell pit is to be repaired or replaced with a new stormwater pit and connected to the proposed stormwater Pit A by suitable drainage infrastructure, to ensure that stormwater and subsoil drainage is directed via gravity to Kentwell Road.

Details demonstrating compliance with this condition 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, and additional information provided verbally from Council's Development Engineer in relation to stormwater management (which led to the additional condition).

Vote: 4/0

ITEM 5.2 DA2026/0701 - 119 FLORENCE TERRACE SCOTLAND ISLAND - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

PROCEEDINGS IN BRIEF

The Proposal is for 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.

DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2026/0701 for Alterations and additions to a dwelling house at Lot 4 DP 1063057 and Lot LIC 387241, 119 Florence Terrace SCOTLAND ISLAND subject to the conditions set out in the Assessment Report.

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 13 pages numbered 1 to 13 of the Northern Beaches Local Planning Panel meeting held on Wednesday 19 August 2026.