



northern
beaches
council

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

held via Teleconference on

WEDNESDAY 2 SEPTEMBER 2026

Minutes of the Northern Beaches Local Planning Panel Meeting held on Wednesday 2 September 2026

The public meeting commenced at 09:30am and concluded at 10:11am.

The deliberations and determinations commenced immediately following the public meeting and concluded at 12pm.

ATTENDANCE

Panel Members

Marcia Doheny	Chair
Kara Krason	Town Planner
David Epstein	Urban Design/Architect
Frank Bush	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 19 AUGUST 2026

The Panel notes that the Minutes of the Northern Beaches Local Planning Panel Meeting held on 19 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 DA2026/0877 - 277 PITTWATER ROAD MANLY - USE OF LAND FOR A MUSIC EVENT INCLUDING TEMPORARY INSTALLATION OF A STAGE, FENCING, TOILETS, BAR AND FOOD STALLS

PROCEEDINGS IN BRIEF

The Proposal is for use of land for a music event including temporary installation of a stage, fencing, toilets, bar and food stalls.

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. DA2026/0877 for Use of land for a music event including temporary installation of a stage, fencing, toilets, bar and food stalls at Lot 5, Lot 6, Lot 7, Lot 8, Lot 9, Lot 10, Lot 11, Lot 12, Lot 13, Lot 14, Lot 15, Lot 16, Lot 17, Lot 18, Lot 19 and Lot 20 DP 1177, Lot 3 DP 1079222, Lot 1 DP 1079502, Lot 2 DP 537807, Lot 1 DP 177459, Lot 1 DP 535058, Lot 1 DP 931708, Lot 2 DP 928762, 0 Pittwater Road MANLY NSW 2095, Lot 5, Lot 6 and Lot 7 DP 1177, Lot 7328 DP 1151520, 277 Pittwater Road MANLY NSW 2095 subject to the conditions set out in the Assessment Report as amended and altered by the supplementary memo subject to the following amendments:

Condition 42. Drinking Water and Food

Free drinking water must be made readily available to all patrons for the entirety of the event, including at or near each bar area and at designated water refill stations. Each water refill station must provide patrons with a practical means of obtaining and consuming the water, including suitable cups or drinking vessels. Patrons must not be required to provide their own drinking vessel in order to access or consume free drinking water. Festival hire water stations must be hired for the event with adequate capacity for the anticipated crowd size.

- Sydney Water have portable water station units available for hire.
- Bulk water dispensers with paper cups can be available at the bar.
- Organiser may have empty reusable bottles for sale inside.
- Patrons may bring empty reusable bottles to use at the event.
- There are also permanent water stations in the area.

Council will permit bottled water to be distributed in the following circumstances:

- Bottled water may be made available within the designated First Aid tent for the purpose of providing water to attendees where required for first aid or welfare purposes.
- Event staff may distribute bottled water to attendees within the front-of-stage area where an attendee is exhibiting signs of dehydration, or where staff reasonably consider that there is a concern for the attendee's health, safety or general welfare.
- Packaged water in the form of aluminium cans is permitted to be sold at the event to comply with Liquor License requirements. No other form of packaged water is permitted to be sold at the event, including plastic bottles, glass bottles or cardboard tetra packs.

Adequate food and non-alcoholic beverages must remain available during licensed trading hours.

Reason: To minimise waste associated with the event and ensure compliance with Northern Beaches Council's Waste Minimisation for Functions and Events Policy, while allowing water to be provided where necessary for attendee health, safety and welfare and comply with the NSW Police Liquor License requirements.

Addition of the following condition:

61. Waste Management and Disposal

All waste generated at the event is to be appropriately sorted and disposed of, ensuring that waste streams are separated on site to maximise recycling. At the conclusion of the event, all waste is to be transported from the site to appropriate waste disposal and recycling facilities.

Reason: To ensure waste is appropriately managed and disposed of.

REASONS FOR DETERMINATION

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

Vote: 4/0

ITEM 4.2 DA2026/0605 - 156-164 OCEAN STREET NARRABEEN - TEMPORARY USE OF BUILDING AS A SALES OFFICE

PROCEEDINGS IN BRIEF

The Proposal is for temporary use of building as a sales office.

At the public meeting the Panel was addressed by 2 neighbours.

DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **refuses** Application No. DA2026/0605 for Temporary use of existing building as a sales office at Lot 11 DP 775997, 156 - 164 Ocean Street NARRABEEN NSW 2101 for the reasons for refusal set out in the Assessment Report.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report.

Vote: 4/0

ITEM 4.3 DA2026/0714 - 156-164 OCEAN STREET NARRABEEN - DEMOLITION OF AGED CARE FACILITY INCLUDING ASSOCIATED TREE REMOVAL

PROCEEDINGS IN BRIEF

The Proposal is for demolition of aged care facility including associated tree removal.

At the public meeting the Panel was addressed by 2 neighbours.

DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **refuses** Application No. DA2026/0714 for Demolition of aged care facility including associated tree removal at Lot 11 DP 775997, 156 - 164 Ocean Street NARRABEEN NSW 2101 for the reasons for refusal set out in the Assessment Report and the following additional reason:

8. Tree removal

Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposed development is inconsistent with the provisions of Clause E1 Preservation of Trees or Bushland Vegetation and E2 Prescribed Vegetation of Warringah Development Control Plan 2011.

Particulars

- i) Council's Landscape Officer has reviewed the tree removal proposed within the Site Plan and Arborist Report and considers that numerous significant trees proposed for removal can be reasonably protected, as the proposed demolition works are located outside the root zone and there is adequate area and circulation for machinery to demolish existing structures without removal of trees. The proposed tree removal arrangement is therefore not supported.
- ii) Council's Landscape Officer has provided conditions of consent for protection of certain trees that are proposed for removal, which are able to be recommended in the event that the overall development was to be approved. However, given the determination is for refusal no conditions are able to be recommended and this matter forms a reason for refusal.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report.

Vote: 4/0

ITEM 4.4 DA2026/0390 - 16 RABAU ROAD NORTH CURL CURL - SUBDIVISION OF ONE LOT INTO TWO LOTS INCLUDING ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

PROCEEDINGS IN BRIEF

The Proposal is for subdivision of one lot into two lots including alterations and additions to a dwelling house.

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

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 4.1 Minimum subdivision lot size 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, **refuses** Application No. DA2026/0390 for Subdivision of one lot into two lots including alterations and additions to a dwelling house at Lot 37 DP 35509, 16 Rabaul Road NORTH CURL CURL for the reasons for refusal set out in the Assessment Report and amended as follows:

1. 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 the Environmental Planning and Assessment Act 1979.

Particulars:

- a) The proposal is inconsistent with the provisions of the Warringah Local Environmental Plan 2011 and the Warringah Development Control Plan.
- b) The proposal includes the removal of a significant Norfolk Island Pine, resulting in the loss of an important environmental and landscape asset, and therefore does not satisfy object 1.3(d) of the Environmental Planning and Assessment Act 1979 to protect the environment.

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 Zone R2 Low Density Residential of the Warringah Local Environmental Plan 2011.

Particulars:

- a) The proposed undersized lot is inconsistent with the existing and desired built and landscape character of the low density locality.
- b) Proposed Lot 2 provides non-compliant landscaped open space area and does not achieve a landscape setting that is in harmony with the natural environment.

c) Proposed Lot 2 provides a non-compliant front boundary setback which is inconsistent with development in a low density residential environment.

d) The proposed removal of the significant Norfolk Island Pine is inconsistent with the zone objective to ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah, as it would result in the loss of a prominent landscape feature contributing to the site's natural setting.

e) The proposed subdivision and driveway design results in the loss of established vegetation along the western boundary, which has an unacceptable impact upon the amenity of the subject site, adjoining properties and the streetscape.

3. 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 4.1 Minimum Subdivision Lot Size of the Warringah Local Environmental Plan 2011.

Particulars:

a) The proposed subdivision is inconsistent with the objectives for subdivision within Clause 4.1 of the WLEP.

b) The proposed undersized lot and irregular boundary alignment is inconsistent with the pattern, size and configuration of existing lots in the locality.

c) The proposal relies upon the removal of the significant Norfolk Island Pine and therefore fails to achieve the objective of Clause 4.1 of the WLEP to retain and protect existing significant natural landscape features.

5. Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with the provisions of Clause A.5 Objectives of the Warringah Development Control Plan.

Particulars:

a) The proposed subdivision is inconsistent with the subdivision pattern of the locality and the desired future character of the area, including the site's potential future built form, landscape character, and streetscape presentation.

b) The site's non-compliant front boundary setback and non-compliant landscaped open space area does not create a unified landscape to provide an attractive design outcome.

c) Pedestrian access to Lot 2 is limited to the Right of Way provided for vehicles and does not reinforce the importance of pedestrian areas within the site.

d) The proposed turntable within Lot 2 fails to provide an acceptable design outcome.

e) The proposal requires the removal of the significant Norfolk Island Pine and therefore fails to achieve the WDCP objective of maintaining the scenic, biological and ecological values of environmentally sensitive areas.

f) The proposed subdivision and driveway design results in the loss of established vegetation along the western boundary, which has an unacceptable impact upon the amenity of the subject site, adjoining properties and the streetscape.

6. Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with the provisions of Clause B7 Front Boundary Setbacks of the Warringah Development Control Plan.

Particulars:

- a) The proposed development does not create a sense of openness, primarily due to the proposed turntable/parking area and reduced boundary setback to proposed Lot 1.
- b) The proposed removal of the significant Norfolk Island Pine would diminish the visual continuity of landscape elements along the street frontage and is inconsistent with the objectives of Clause B7.

7. Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with the provisions of Clause C1 Subdivision of the Warringah Development Control Plan.

Particulars:

- a) The proposed lots are a maximum of 8 metres in width, where a minimum lot width of 13 metres is required by Clause C1.
- b) The proposed undersized lots are inconsistent with the existing and desired built and landscape character of the low density locality, and would create an irregular boundary alignment, and potential for unacceptable future development of the land.
- c) The proposed removal of the significant Norfolk Island Pine would diminish the natural landscape character of the site and locality and is therefore contrary to the objective of Clause C1 to limit the impact of new development and protect the natural landscape and topography.
- d) The proposed location of the driveway immediately adjoining the side boundary does not create sufficient area for landscaping.

9. Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with the provisions of Clause D1 Landscaped Open Space and Bushland Setting of the Warringah Development Control Plan.

Particulars:

- a) No landscaped open space area is proposed within the front boundary setback which does not maintain and enhance the streetscape.
- b) The numerical landscaped area for Lot 2 is less than the minimum 40%, resulting in potential stormwater infiltration issues, and impacts on space for vegetation and recreation opportunities.
- c) The proposed removal of the significant Norfolk Island Pine would diminish the site's vegetated character and habitat value and is therefore contrary to the objective of Clause D1 to conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.

10. 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 proposed development would establish an undesirable precedent for future subdivision in the locality due to the proposed undersized lot and irregular boundary alignment.
- b) The proposed development does not demonstrate that a compliant dwelling can be constructed on the future lot, while satisfying the objectives of the WLEP and WDCP as they relate to tree retention and protection and vegetated character.
- c) The proposed removal of the significant Norfolk Island Pine would diminish the established landscape character and environmental values of the site and locality, and is therefore contrary to the public interest.
- d) The proposed development does not represent the orderly development land.

REASONS FOR DETERMINATION

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

Vote: 4/0

5 NON-PUBLIC MEETING ITEMS

ITEM 5.1 DA2026/0449 - 1791 PITTWATER ROAD MONA VALE - DEMOLITION WORKS AND CONSTRUCTION OF A RESIDENTIAL FLAT BUILDING

PROCEEDINGS IN BRIEF

The Proposal is for demolition works and construction of 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 Pittwater Local Environmental Plan 2014 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. DA2026/0449 for Demolition works and construction of a residential flat building at Lot 6 DP 192755, 1791 Pittwater Road MONA VALE NSW 2103 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 5.2 DA2026/0509 - 10 AQUATIC DRIVE FRENCHS FOREST - CONSTRUCTION OF A MIXED-USE DEVELOPMENT INCORPORATING SELF-STORAGE UNITS AND A WAREHOUSE AND DISTRIBUTION CENTRE

PROCEEDINGS IN BRIEF

The Proposal is for construction of a mixed-use development incorporating self-storage units and a warehouse and distribution centre.

DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2026/0509 for Construction of a mixed-use development incorporating self-storage units and a warehouse and distribution centre at Lot 1 DP 241708, 10 Aquatic Drive FRENCHS FOREST NSW 2086 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 5.3 DA2026/0752 - 69 IRRUBEL ROAD NEWPORT - 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. DA2026/0752 for Alterations and additions to a dwelling house at Lot 5 DP 21181 and Lot LIC 556068, 69 Irrubel Road NEWPORT NSW 2106, 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 16 pages numbered 1 to 16 of the Northern Beaches Local Planning Panel Meeting held on Wednesday 2 September 2026.