MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

held via Teleconference on

WEDNESDAY 16 SEPTEMBER 2026

Minutes of the Northern Beaches Local Planning Panel Meeting held on 16 September 2026

The public meeting commenced at 12:00pm and concluded at 12:25pm.

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

ATTENDANCE

Panel Members

Ross Bonthorne	Chair
Kate Barlett	Planning, Economics & Government & Public Administration
Mary-Lynne Taylor	Law
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 2 SEPTEMBER 2026

The Panel notes that the Minutes of the Northern Beaches Local Planning Panel Meeting held on 2 September 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 DA2025/1640 - 27 BROWN STREET FORESTVILLE - DEMOLITION WORKS AND CONSTRUCTION OF MULTI DWELLING HOUSING

PROCEEDINGS IN BRIEF

The Proposal is for Demolition works and construction of multi dwelling housing.

At the public meeting the Panel was addressed by a 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. DA2025/1640 for Demolition works and construction of multi dwelling housing at Lot 35 DP 27447, 27 Brown Street FORESTVILLE NSW 2087 subject to the conditions set out in the Assessment Report as amended by the Supplementary Memo as set out below:

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**
DA000	4	Cover Page	Walsh Architects	24 August 2026
DA030	2	Demolition Plan	Walsh Architects	27 October 2025
DA040	4	Proposed Site Plan	Walsh Architects	6 July 2026
DA101	3	Ground Floor Plan	Walsh Architects	6 July 2026
DA102	3	Level 1 Plan	Walsh Architects	6 July 2026
DA103	3	Level 2 Plan	Walsh Architects	6 July 2026
DA104	3	Roof Plan	Walsh Architects	6 July 2026
DA200	3	Sections	Walsh Architects	6 July 2026
DA300	4	Elevations	Walsh Architects	24 August 2026
DA301	3	Elevations	Walsh Architects	6 July 2026
DA900	3	External Finishes	Walsh Architects	24 August 2026

Approved Reports and Documentation			
Document Title	**Version Number**	**Prepared By**	**Date of Document**
BASIX Certificate	1818044_02	Building Sustainability Assessments	8 July 2026

NatHERS Certificate	#HR- AW2J54-02	Building Sustainability Assessments	8 July 2026
NatHERS Certificate	#HR- Q072EG- 02	Building Sustainability Assessments	8 July 2026
NatHERS Certificate	#HRGGX0 FE-02	Building Sustainability Assessments	8 July 2026
NatHERS Certificate	#HR- ABF07N-02	Building Sustainability Assessments	8 July 2026
Landscape Plan Job No. 108.26(25)/161'A'	Revision A	iscape Landscape Architects	10 June 2026
Stormwater Concept Design Statement	251203	RTS Civil Consulting Engineers	23 June 2026
Stormwater Management Plans Sheets SW001B - SW202B & Sediment & Erosion Control Plans Sheets SE100B & SE200B	Project No. 251203, Revision B	RTS Civil Consulting Engineers	23 June 2026
Arboricultural Impact Assessment	Job No: 2500067	Selena Hannan Landscape Design	14 October 2025
Waste Management Plan for 27 Brown Street Forestville	-	-	27 October 2025
Geotechnical Investigation Report	ESWN-PR- 2025 3338	ESWNMAN Geotechnical Engineering Services	31 October 2025
Traffic Impact Assessment	25270	Gensis Traffic	29 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.

REASONS FOR DETERMINATION

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

Vote: 4/0

ITEM 4.2 DA2026/0489 - THE ESPLANADE NARRABEEN - CONSTRUCTION OF A COMMUNITY WATER SPORTS FACILITY WITH PUBLIC AMENITIES, ANCILLARY CAFE AND ASSOCIATED LANDSCAPE WORK

PROCEEDINGS IN BRIEF

The Proposal is for Construction of a community water sports facility with public amenities, ancillary cafe and associated landscape work

At the public meeting the Panel was addressed by a neighbour.

The Panel notes that the application was comprehensive and supported by a high level of detail, which enabled its efficient assessment and determination.

DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, approves Application No. DA2026/0489 for Construction of a community water sports facility with public amenities, ancillary cafe and associated landscape work at Lot 7358 DP 1164008, The Esplanade, Narrabeen NSW 2101 subject to the conditions set out in the Assessment Report and Supplementary Memo and as amended below:

The following condition to be added:

Design Amendments

Prior to the issue of a Construction Certificate, the Principal Certifier must be provided with amended plans demonstrating that the roof colour has been amended to use recessive, muted and light tone that is consistent with the draft Northern Beaches DCP.

Reason: To improve the environmental performance of the building

REASONS FOR DETERMINATION

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

Vote: 4/0

ITEM 4.3 DA2026/0781 - 638 PITTWATER ROAD BROOKVALE - ALTERATIONS AND ADDITIONS TO A SHOP TOP HOUSING DEVELOPMENT APPROVED UNDER DEVELOPMENT CONSENT DA2019/0239 & DA2024/1684

PROCEEDINGS IN BRIEF

The Proposal is for Alterations and additions to a shop top housing development approved under Development Consent DA2019/0239 & DA2024/1684.

The Panel, in its deliberations, carefully considered the proposed development within the broader context of the Brookvale Structure Plan. The Panel noted that the proposal is inconsistent with the strategic vision and intended outcomes of the Structure Plan, which has been endorsed by Council and is now progressing through the Planning Proposal process.

The Panel expressed concern that approval of the development in its current form could establish an undesirable precedent that may undermine the coordinated planning objectives for the Brookvale precinct. In particular, the Panel considered that the proposal has the potential to prejudice or frustrate the orderly delivery of the precinct's long-term redevelopment envisaged by the Brookvale Structure Plan.

DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, r**efuses** Application No. DA2026/0781 for Alterations and additions to a shop top housing development approved under Development Consent DA2019/0239 & DA2024/1684 at Lot 1 DP 1001963, 638 Pittwater Road BROOKVALE NSW 2100 for the reasons for refusal set out in the Assessment Report as modified below:

Modified reason for refusal No. 9:

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 development is contrary to the aims and objectives of State Environmental Planning Policy (Housing) 2021, State Environmental Planning Policy (Sustainable Buildings) 2022, the Warringah Local Environmental Plan 2011 and the Warringah Development Control Plan 2011.

b) Notwithstanding the Brookvale Structure Plan not being a relevant matter for consideration pursuant to Section 4.15(1) of the Environmental Planning and Assessment Act 1979, the development is inconsistent with various requirements and the aims and objectives of the Brookvale Structure Plan, that seeks to enable the uplift sought including but not limited to the following:

i) The requirement to consolidate the subject site with 640 Pittwater Road, Brookvale.
ii) The requirement for the dedication of land in the form of a 3m setback to the Pittwater Road boundary.
iii) The requirement for the dedication of land in the form of a 3m setback to the Orchard Road boundary.
iv) The requirement for the dedication of 3m of land to allow for the road widening of Charlton Lane.
v) The requirement to deliver 5% affordable housing in perpetuity.

vi) The aims and objectives for a design response that demonstrates design excellence and with the public domain and built form outcome consistent with the Brookvale Structure Plan podium and tower built form typology.

c) The inconsistency with the existing planning controls outlined within particular a) and future potential planning controls as envisaged by the Brookvale Structure Plan 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.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report.

Vote: 4/0

5 NON-PUBLIC MEETING ITEMS

ITEM 5.1 MOD2026/0276 - 101 NORTH STEYNE MANLY - MODIFICATION OF DEVELOPMENT CONSENT DA2025/0022 GRANTED FOR DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A 5 STOREY RESIDENTIAL FLAT BUILDING CONTAINING 7 APARTMENTS OVER BASEMENT PARKING

PROCEEDINGS IN BRIEF

The Proposal is for modification of development consent DA2025/0022 granted for demolition of existing structures and construction of a 5 storey residential flat building containing 7 apartments over basement parking.

DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

A. The Panel is 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 4.3 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 MODIFICATION APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. Mod2026/0276 for Modification of Development Consent DA2025/0022 granted for Demolition of existing structures and construction of a 5 storey residential flat building containing 7 apartments over basement parking at Lot CP SP 4518, 101 North Steyne MANLY NSW 2095 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 DA2025/1800 - 29 BATTLE BOULEVARDE SEAFORTH - 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 Manly Local Environmental Plan 2013 seeking to justify a contravention of Clause 4.3a Special Height Provision 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. DA2025/1800 for Alterations and additions to a dwelling house at Lot 5 DP 4889 & Lot LIC 3002086, 29 Battle Boulevarde SEAFORTH NSW 2092 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 DA2026/0789 - 401C/23 ROGER STREET BROOKVALE - ALTERATIONS AND ADDITIONS TO A UNIT WITHIN AN EXISTING SHOP-TOP HOUSING DEVELOPMENT

PROCEEDINGS IN BRIEF

The Proposal is for alterations and additions to a unit within an existing shop-top housing development.

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. DA2026/0789 for Alterations and additions to a unit within an existing shop-top housing development at Lot 88 SP 97298, 401 / 23 Roger Street BROOKVALE NSW 2100 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 16 September 2026.