

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

held via Teleconference on

WEDNESDAY 7 OCTOBER 2026

Minutes of the Northern Beaches Local Planning Panel Meeting held on 7 October 2026

The public meeting commenced at 12:00pm and concluded at 12:08pm.

The deliberations and determinations commenced immediately following the public meeting and concluded at 12:20pm.

ATTENDANCE

Panel Members

David Crofts	Chair
Heather Warton	Town Planner
Michael Leavey	Planning & Government & Public Administration
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 16 SEPTEMBER 2026

The Panel notes that the Minutes of the Northern Beaches Local Planning Panel Meeting held on 16 September 2026 were adopted by the Chairperson and have been posted on Council's website.

3 CATEGORY 3 APPLICATIONS

Nil

4 PUBLIC MEETING ITEMS

Nil

5 NON-PUBLIC MEETING ITEMS

ITEM 5.1 DA2026/0795 - 14 CABARITA ROAD AVALON BEACH - CONSTRUCTION OF AN INCLINATOR, RETAINING WALLS, ASSOCIATED LANDSCAPING WORKS AND ALTERATIONS AND ADDITIONS TO AN EXISTING CABANA

PROCEEDINGS IN BRIEF

The Proposal is for construction of an inclinator, retaining walls, associated landscaping works and alterations and additions to an existing cabana.

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. DA2026/0795 for Construction of an inclinator, retaining walls, associated landscaping works and alterations and additions to an existing cabana at Lot 4 DP 17704 & Lot LIC 553320, 14 Cabarita Road AVALON BEACH NSW 2107 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 DA2026/0735 - 7 THE CHASE LOVETT BAY - CONSTRUCTION OF AN INCLINE PASSENGER LIFT

PROCEEDINGS IN BRIEF

The Proposal is for construction of an incline passenger lift.

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. DA2026/0735 for Construction of an incline passenger lift at Lot 8 DP 542698, 7 The Chase LOVETT BAY NSW 2105 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 MOD2026/0314 - 32 GOLF AVENUE MONA VALE - MODIFICATION OF DEVELOPMENT CONSENT DA2025/0447 GRANTED FOR DEMOLITION WORKS & CONSTRUCTION OF A RESIDENTIAL FLAT BUILDING CONTAINING 11 UNITS WITH BASEMENT CAR PARKING, SWIMMING POOL & ASSOCIATED SITE WORKS

PROCEEDINGS IN BRIEF

The Proposal is for modification of development consent DA2025/0447 granted for demolition works & construction of a residential flat building containing eleven (11) units with basement car parking, swimming pool & associated site works.

DETERMINATION OF MODIFICATION APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. Mod2026/0314 for Modification of Development Consent DA2025/0447 granted for demolition works and construction of a residential flat building containing eleven (11) units with basement car parking, swimming pool and associated site works at Lot 3 SP 57603, 3 / 32 Golf Avenue MONA VALE NSW 2103, Lot 1 SP 57603, 1 / 32 Golf Avenue MONA VALE NSW 2103, Lot 2 SP 57603, 2 / 32 Golf Avenue MONA VALE NSW 2103, Lot 4 SP 57603, 4 / 32 Golf Avenue MONA VALE NSW 2103, Lot 1 SP 57603, 1 / 32 Golf Avenue MONA VALE NSW 2103, Lot 3 SP 57603, 3 / 32 Golf Avenue MONA VALE NSW 2103, Lot CP SP 57603, 32 Golf Avenue MONA VALE NSW 2103, Lot 2 SP 57603, 2 / 32 Golf Avenue MONA VALE NSW 2103, Lot 4 SP 57603, 4 / 32 Golf Avenue 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.

The Panel notes that a Clause 4.6 variation pursuant to the PLEP 2014 seeking to vary Clause 4.5A Density Controls is not necessary in this case due to the application being a modification of an existing consent.

Vote: 4/0

**ITEM 5.4 DA2026/0228 - 91 SEAFORTH CRESCENT SEAFORTH - DEMOLITION
WORKS AND CONSTRUCTION OF A NEW DWELLING HOUSE
INCLUDING A SWIMMING POOL AND BOAT SHED**

PROCEEDINGS IN BRIEF

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

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 a non-numerical development standard special height provision to clause 4.3A, Height of Building Development Standard of Clause 4.3 and Floor Space Ratio Development Standard of Clause 4.4 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. DA2026/0228 for Demolition works and construction of a new dwelling house including a swimming pool and boat shed at Lot 2 DP 507142, 91 Seaforth Crescent 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 5.5 DA2026/0645 - 13 GRANDVIEW PARADE MONA VALE - DEMOLITION WORKS AND CONSTRUCTION OF A DUAL OCCUPANCY

PROCEEDINGS IN BRIEF

The Proposal is for demolition works and construction of a dual occupancy.

DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

A. The Panel is satisfied that:

- 1) following consideration of the applicant's written request and the merits of this application in the context of the site, a variation to development standards pursuant to Clause 4.6 of the Pittwater Local Environmental Plan 2014 to Clause 4.2A minimum subdivision lot size for strata plan schemes development standard is acceptable in that it has been satisfactorily 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. DA2026/0645 for Demolition works and construction of a dual occupancy at Lot 1 DP 6195, 13 Grandview Parade MONA VALE NSW 2103 subject to the conditions set out in the Assessment Report and the following additional conditions:

1. 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
A-2-00	3	Existing House/Extension	Valletta Homes	7 September 2026
A-2-01	3	Site Plan	Valletta Homes	7 September 2026
A-2-02	3	Ground Floor Plan	Valletta Homes	7 September 2026
A-2-03	3	First Floor Plan	Valletta Homes	7 September 2026
A-3-01	3	Elevations E-01, E-02	Valletta Homes	7 September 2026
A-3-02	3	Elevations E-03, E-04	Valletta Homes	7 September 2026

A-3-03	3	Elevations E-05, E-06	Valletta Homes	7 September 2026
A-4-01	3	Sections S-01	Valletta Homes	7 September 2026
-	-	Material & Colour Selections	-	Listed Applicant
1	-	DRAFT PLAN OF SUBDIVISION OF LOT 1 OF SECTION B IN DP 6195	27 August 2026	Anthony William George Clarke
2		DRAFT PLAN OF SUBDIVISION OF LOT 1 OF SECTION B IN DP 6195	27 August 2026	Anthony William George Clarke
L/00	A	Cover Sheet	22 April 2026	A Total Concept Landscape Architects
L/01	A	Proposed Landscape Plan	22 April 2026	A Total Concept Landscape Architects
L/02	A	Typical Landscape Details	22 April 2026	A Total Concept Landscape Architects
L/03	A	Landscape Specification	22 April 2026	A Total Concept Landscape Architects

Approved Reports and Documentation			
Document Title	Version Number	Prepared By	Date of Document
BASIX Certificate	1842658S_02	J GUARNACCIA & C SCHIMMELPFENNIG	11 September 2026
Waste Management Plan	-	Valletta Homes	Not dated

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.

2. Amended Plans

Prior to the issue of a Construction Certificate, amended plans must be submitted to and approved by the Certifier. The amended plans are to incorporate the following:

- i. The landscape, stormwater and subdivision plans must be amended to be consistent with the architectural plans approved under Condition 1 of this consent.
- ii. Screen planting capable of attaining a minimum mature height of 3.0 metres must be provided along the eastern boundary between the clothesline area and the south-eastern corner of the site. The additional landscaping is to be shown on an amended landscaping plan.
- iii. Additional landscaping must be provided on either side of the proposed driveway to achieve partial visual screening of the driveway and garage door areas when viewed from the street, including small trees or shrubs of sufficient height to achieve this outcome. The additional landscaping is to be shown on an amended landscaping plan.
- iv. Proposed fencing shown on drawing number A-2-01 of the architectural set must comprise timber lapped and capped construction, to a maximum height of 1.8m. Certification must be provided to the Certifier confirming that the above amendments have been incorporated into the approved plans.

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.

The Panel was of the view that proximity to the Low to Mid Rise mapped area was not a consideration in granting an exception to the Clause 4.2A minimum subdivision lot size for strata plan schemes development standard, in this specific case however the exception was otherwise justified.

The Panel was also of the view that the streetscape compatibility of the proposed development was such that approval of this development does not necessarily set a precedent for other exceptions to Clause 4.2A that may be considered in the future in this locality.

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 held on 7 October 2026.