

# **MINUTES**

## **NORTHERN BEACHES LOCAL PLANNING PANEL MEETING**

held via Teleconference on

**WEDNESDAY 17 SEPTEMBER 2025**

## **Minutes of the Northern Beaches Local Planning Panel held on Wednesday 17 September 2025**

The public meeting commenced at 12.00pm and concluded at 1.00pm

The deliberations and determinations commenced at 1.30pm following the public meeting and concluded at 4.05pm.

### **ATTENDANCE:**

#### **Panel Members**

|                     |                          |
|---------------------|--------------------------|
| Marcia Doheny       | Chair                    |
| Lisa Bella Esposito | Town Planner             |
| Jason Perica        | Town Planner             |
| 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.

## **1.0 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 except:

Item 4.1 & 4.3 – Jason Perica declared a conflict of interest in this matter and did not participate in the hearing, deliberation or determination.

## **2.0 MINUTES OF PREVIOUS MEETING**

### **2.1 MINUTES OF THE NORTHERN BEACHES LOCAL PLANNING PANEL MEETING HELD ON 20 AUGUST 2025**

The Panel notes that the minutes of the Northern Beaches Local Planning Panel Meeting held on 20 August 2025, were adopted by the Chairperson and have been posted on the Council's website.

## **3.0 CATEGORY 3 APPLICATIONS**

Nil

## 4.0 PUBLIC MEETING ITEMS

### 4.1 DA2025/0151 - 5 SKYLINE PLACE, FRENCHS FOREST - USE OF A TENANCY IN APPROVED MIXED USE AND SENIORS HOUSING DEVELOPMENT AS A CENTRE-BASED CHILD CARE FACILITY INCLUDING INTERNAL FIT-OUT, SIGNAGE AND LANDSCAPING

The Proposal is for use of a tenancy in approved mixed use and seniors housing development as a centre-based child care facility including internal fit-out, signage and landscaping.

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, **approves** Application No. DA2025/0151 for use of a tenancy in approved mixed use and seniors housing development as a centre-based child care facility including internal fit-out, signage and landscaping at Lot 11 DP 1258355, 5 Skyline Place, Frenchs Forest subject to the conditions set out in the Assessment Report and the following:

- The amendment of the following condition to read 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 |
| CH.3           | J               | Childcare Floor Plan              | PA Studio | 10/07/2025   |
| CH.5           | C               | Childcare Elevations              | PA Studio | 10/07/2025   |
| CH.6           | C               | Site Plan                         | PA Studio | 10/07/2025   |
| CH.7           | C               | Basement Parking                  | PA Studio | 10/07/2025   |
| 2501-03        | C               | Landscape DA Plan 1 of 2          | Paddock   | 11/07/2025   |
| 2501-04        | C               | Landscape DA Plan 2 of 2          | Paddock   | 11/07/2025   |
| 2501-06        | C               | Planting DA Plan                  | Paddock   | 11/07/2025   |
| 2501-07        | C               | Plant DA Schedule                 | Paddock   | 11/07/2025   |
| 2501-09        | C               | Signage Plan & Typical Elevations | Paddock   | 11/07/2025   |

| Approved Reports and Documentation     |                |               |                  |
|--|----------------|---------------|------------------|
| Document Title                         | Version Number | Prepared By   | Date of Document |
| Access Assessment Report - Ref: 119909 | 1.1            | Jensen Hughes | 08/10/2024       |
| BCA Assessment Report - Ref: 119909    | 1              | Jensen Hughes | 16/12/2024       |

|   |   |   |            |
|---|---|---|------------|
| Bushfire Assessment Report -<br>Ref: 210979D                    | 1 | Building Code &<br>Bushfire Hazard<br>Solutions | 12/02/2025 |
| Noise Impact Assessment Report -<br>Ref: 20240837.1/2609A/R1/SW | 1 | Acoustic Logic                                  | 26/09/2024 |
| Noise Impact Assessment Report<br>Addendum                      | - | Acoustic Logic                                  | 11/07/2025 |
| Plan of Operational Management                                  | - | Headland Montessori                             | 05/11/2024 |
| Traffic and Parking Assessment Report<br>- Ref: 24322           | - | Varga Traffic Planning                          | 16/12/2024 |
| Traffic and Parking Assessment Report<br>Addendum               | - | Varga Traffic Planning                          | 11/07/2025 |
| Waste Management Plan   | - | Platino Properties                              | Undated    |

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.

Vote: 3/0

#### 4.2 MOD2025/0148 - 219-227 OCEAN STREET, NARRABEEN - MODIFICATION OF DEVELOPMENT CONSENT DA2024/0013 GRANTED FOR ALTERATIONS AND ADDITIONS TO AN EXISTING COMMUNITY FACILITY (NORTH NARRABEEN SURF LIFE SAVING CLUB)

The Proposal is for Modification of Development Consent DA2024/0013 granted for alterations and additions to an existing community facility (North Narrabeen Surf Life Saving Club).

At the public meeting the Panel was not addressed by any speakers.

#### DETERMINATION OF MODIFICATION APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. Mod2025/0148 for Modification of Development Consent DA2024/0013 granted for alterations and additions to an existing community facility (North Narrabeen Surf Life Saving Club) at Lot B DP 376822, Lot 1 & 2 DP 339162, Lot 6 & 8 DP 5768, 219-227 Ocean Street, Narrabeen subject to the conditions set out in the Assessment Report and the following:

- The amendment of the following condition to read as follows:

##### **A. Add Condition No. 1A - Modification of Consent - Approved Plans and supporting documentation to read as follows:**

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 |
| DAS02          | E               | Sediment control plan                   | Building Assets – Planning Design and Delivery | Feb 2025     |
| DEM02          | E               | Demolition works – existing upper floor | Building Assets – Planning Design and Delivery | Feb 2025     |
| DA00           | E               | Cover Sheet                             | Building Assets – Planning Design and Delivery | Feb 2025     |
| DA01           | F               | Site plan                               | Building Assets – Planning Design and Delivery | Feb 2025     |
| DA07           | E               | Ground floor plan                       | Building Assets – Planning Design and Delivery | Feb 2025     |
| DA08           | E               | Upper floor plan                        | Building Assets – Planning Design and Delivery | Feb 2025     |
| DA09           | E               | Roof plan                               | Building Assets – Planning Design and Delivery | Feb          |

|      |   |   |   |           |
|------|---|---|---|-----------|
|      |   |   | Delivery                                      | 2025      |
| DA10 | E | Elevations                                | Building Planning Delivery Assets– Design and | Feb 2025  |
| DA11 | E | Elevations                                | Building Planning Delivery Assets– Design and | Feb 2025  |
| DA12 | E | Detailed sections (existing and proposed) | Building Planning Delivery Assets– Design and | Feb 2025  |
| DA13 | E | Detailed sections (existing and proposed) | Building Planning Delivery Assets– Design and | Feb 2025  |
| DA14 | E | External finishes and materials board     | Building Planning Delivery Assets– Design and | Feb 2025  |
| DA23 | A | Detailed sections (existing and proposed) | Building Planning Delivery Assets– Design and | Sept 2025 |

#### Approved Reports and Documentation

| Document Title                     | Version Number | Prepared By      | Date of Document |
|------------------------------------|----------------|------------------|------------------|
| BCA Compliance Assessment Report   | 3              | Absolute         | 04.03.2025       |
| Accessibility Compliance           | 3              | Absolute         | 04.03.2025       |
| Section J Energy Efficiency Report | 1              | Certified Energy | 14.03.2025       |

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.

Prior to the issue of a Construction Certificate, the following amendments shall be made:

- a. Drawing DA10E shall be amended to include 340mm x 340mm rhomboid pattern diamond shaped new copper metal cladding 'scales' to the upper level northern elevation of the enclosed area.
- b. The drawings referenced in the Table above shall be amended to reflect the staging colours shown on DA17A, DA18A, DA19A, DA20A, DA21A, DA22A, and DA24A, prepared by Building Assets - Planning Design and Delivery, dated September 25. The 'enclosed area' shown on drawings DA08E, DA09E and DA10E prepared by Building Assets – Planning Design and Delivery dated Feb '25 shall be designated as part of Stage 4.

The updated plans shall be submitted to the Executive Manager of Development Assessment at Northern Beaches Council for written approval and endorsement.

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

2. The deletion of the following condition:  
**Condition 1B**

### **REASONS FOR DETERMINATION**

The Panel having regard to Clause 66A of the EPA Regulations, generally agrees with the independent assessment and recommendation.

Vote: 4/0



#### 4.3 REV2025/0011 - 25-27 KEVIN AVENUE, AVALON BEACH - REVIEW OF DETERMINATION DA2024/0044 FOR DEMOLITION WORKS AND CONSTRUCTION OF SENIORS HOUSING WITH BASEMENT PARKING

The Proposal is for Review of Determination DA2024/0044 for demolition works and construction of Seniors Housing with basement parking.

At the public meeting the Panel was addressed by 2 representatives 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. REV2025/0011 for Review of Determination DA2024/0044 for demolition works and construction of Seniors Housing with basement parking at Lot 11 & Lot 10 DP 12435, 25-27 Kevin Avenue, Avalon Beach subject to the conditions set out in the Assessment Report, Supplementary Memo and the following:

1. The amendment of the following condition to read 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 |
| A03            | B               | Site Plan                              | Gartner Trovato              | 25/06/2024   |
| A04            | D               | Basement                               | Gartner Trovato              | 16/06/2025   |
| A05            | B               | Ground Floor Plan                      | Gartner Trovato              | 25/06/2024   |
| A06            | B               | Level 01 Plan                          | Gartner Trovato              | 25/06/2024   |
| A07            | B               | Level 02 Plan                          | Gartner Trovato              | 25/06/2024   |
| A08            | B               | Section A & B                          | Gartner Trovato              | 25/06/2024   |
| A09            | B               | Section C                              | Gartner Trovato              | 25/06/2024   |
| A10            | B               | Elevations 01                          | Gartner Trovato              | 25/06/2024   |
| A11            | B               | Elevations 02                          | Gartner Trovato              | 25/06/2024   |
| A12            | B               | Elevations 03                          | Gartner Trovato              | 25/06/2024   |
| A18            | C               | Footpath Access Plan                   | Gartner Trovato              | 27/05/2025   |
| A19            | D               | Footpath Access Plan                   | Gartner Trovato              | 27/05/2025   |
| A20            | A               | Bulk Excavation Plan                   | Gartner Trovato              | 25/06/2024   |
| GTR03 - DA100  | B               | Overall Landscape Plan                 | Gartner Trovato & Sym Studio | 2/07/2024    |
| GTR03 - DA101  | C               | Landscape Plan (1 of 2) - Ground Level | Gartner Trovato & Sym Studio | 2/07/2024    |
| GTR03 - DA102  | B               | Landscape Plan (2 of 2) - Level 1      | Gartner Trovato & Sym Studio | 2/07/2024    |

| Approved Reports and Documentation           |                |                                   |                  |
|--|----------------|-----------------------------------|------------------|
| Document Title                               | Version Number | Prepared By                       | Date of Document |
| Biodiversity Offsets Scheme entry assessment | -              | Kingfisher Urban Ecology Wetlands | 5 September 2025 |
| Traffic and Parking Assessment Report        | Ref: 23029     | Terrafic Pty Ltd                  | 18 June 2025     |
| Arboricultural Impact Assessment             | -              | Treeism Arboricultural Services   | June 2025        |
| Arboricultural Impact Assessment             | Rev 2          | Treeism Arboricultural Services   | March 2024       |
| Access Report                                | -              | Accessibility Solutions           | 20 June 2025     |
| Geotechnical Report                          | 2              | Crozier Geotechnical Consultants  | 30 January 2024  |

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.

## 9. Construction, Excavation and Associated Works Security Bond(s)

The applicant is to lodge a bond with Council for the following:

### Drainage Works

As security against any damage or failure to complete the construction of stormwater drainage works required as part of this consent a bond of \$20,000.00.

### Crossing / Kerb & Gutter / Footpath Works

As security against any damage or failure to complete the construction of any vehicular crossings, kerb and gutter, any footpath works and removal of any redundant driveways required as part of this consent a bond of \$30,000.00.

Details confirming payment of the bond(s) are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: Protection of Council's infrastructure.

## **REASONS FOR DETERMINATION**

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

Vote: 3/0

#### 4.4 DA2024/1079 - 53A & B WARRIEWOOD ROAD, WARRIEWOOD - COMMUNITY TITLE SUBDIVISION INTO FIVE (5) LOTS AND CIVIL WORKS

The Proposal is for community title subdivision into five (5) lots and civil works.

At the public meeting the Panel was addressed by 1 representative of the applicant.

#### DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, grants **deferred commencement approval** Application No. DA2024/1079 for community title subdivision into five (5) lots and civil works at Lot 2 & 3 DP 1115877 & Lot 3 DP 942319, 53A & B Warriewood Road, Warriewood subject to the conditions set out in the Assessment Report, Supplementary Memo and the following:

1. The following Deferred Commencement conditions and section to be amended to read as follows:

##### 1. Final Certification - Compliance with Remedial Action Plan

Prior to the consent becoming operational, it must be demonstrated to the written satisfaction of Northern Beaches Council that compliance with the Remedial Action Plan as per condition 37 of Development Approval DA2024/0586 has been achieved.

Reason: To ensure the land is appropriately remediated prior to further works commencing.

##### 2. Planning Agreement

The developer shall enter into a "Planning Agreement" with Northern Beaches Council pursuant to section 7.4 of the *Environmental Planning and Assessment Act 1979* to deliver work identified in the Warriewood Valley Contributions Plan and generally consistent with the developer's amended Offer dated 15 August 2025 and associated documents and plans.

The Offer includes the following items of "Contribution Works" as referenced in the Contributions Plan and in accordance with Council's Voluntary Planning Agreement Policy:

- a) Item 5.5 Bus Shelter – Warriewood Road at Alameda Way (Works Schedule (Appendix B) in the Traffic and Transport Strategy in the Warriewood Valley Contributions Plan)
- b) Item 28B Shared Paths (Works Schedule (Appendix B) in the Traffic and Transport Strategy in the Warriewood Valley Contributions Plan)
- c) Items 2.71B, 2.71C and 2.71D Rehabilitation Works of Narrabeen Creek at 53, 53A and 53B Warriewood Road, Warriewood (Multi-functional Creek Line Strategy (Rehabilitation Works) in the Warriewood Valley Contributions Plan)

The Executed Planning Agreement is to be registered on the title of the land before this condition is satisfied. Upon execution, there is to be provision of a bank guarantee or bond to the satisfaction of Council for the total value of the contribution works.

Reason: To ensure all correct procedures are followed in implementing a Planning Agreement including mechanisms to provide security to Council for completion of the Contribution Works.

Note: Please be advised that no decision as to whether Council will enter a Planning Agreement has been made and there is no representation that such a decision will be made until the offer to enter into a Planning Agreement with Council under Section 7.4 of the EP&A Act has been exhibited, assessed and determined by Council in accordance with the *Environmental Planning and Assessment Act 1979*.

##### 3. Easement for vehicular access

The development proposes to utilise the private road reserve of Pheasant Place for both vehicular access to Lots 3, 4, and 5 and for the collection of waste by Council's waste vehicles. To formalise this arrangement, a legal agreement creating an easement for vehicular access and manoeuvring must be obtained from the owner's of Pheasant Place. Evidence of this agreement must also be provided to the written satisfaction of Council.

Once this agreement has been formalised, an easement benefiting Lots 3, 4, and 5 and Councils waste vehicles, for vehicular access only must be provided upon the Title and 88B Instrument.

Reason: To ensure lawful vehicle access can be provided to residential allotments and for the collection of waste.

Evidence required to satisfy these conditions must be submitted to Council (through the NSW Planning Portal) within two (2) years of the date of this consent, or the consent will lapse in accordance with the Environmental Planning and Assessment Regulation 2021.

Applicants must submit a request for operational consent to Council via the NSW Planning Portal and upload all relevant documentation. This can be completed through accessing the relevant portal application ID and navigating to 'Request for Operational Consent' in the Actions dropdown menu.

Upon satisfying this requirement, and other deferred commencement requirements, an operational consent will be issued by the Council, subject to the conditions that follow, and subject to any refinements or additions that directly and reasonably relate to satisfying the terms of the deferred commencement condition(s)

2. The amendment of the following condition to read as follows:

**96. Dwelling Density**

The building envelope plan prepared by Shawood is to be registered on Title (under the provisions of Section 88B of the Conveyancing Act) to ensure a minimum of 31 dwellings are provided upon the site. Dwellings are to be wholly located within the 'ground floor footing' area marked upon the plan. Any variation to the approved building envelope area will require development consent from Council in the form of a modification or satisfactorily justified in subsequent built form Development Applications to demonstrate the dwelling allocation is consistent with the development consent. Northern Beaches Council shall be the sole authority to vary, release or modify this restriction.

Reason: To ensure compliance with Pittwater Local Environmental Plan 2014 dwelling density requirements within the Warriewood valley locality.

**REASONS FOR DETERMINATION**

The Panel, having regard to Clause 66A of the EPA Regulations, generally agrees with the independent assessment, recommendation and Supplementary Memo. Some refinements to recommended conditions were made by the Panel, as outlined above.

Vote: 4/0

#### **4.5 DA2025/0279 - 237 MCCARRS CREEK ROAD, CHURCH POINT - CONSTRUCTION OF A DWELLING HOUSE**

The Proposal is for construction of a dwelling house.

At the public meeting the Panel was addressed by 4 neighbours.

#### **DEFERRAL FOR FURTHER CONSIDERATION OF DEVELOPMENT APPLICATION**

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **defers** Application No. D2025/0279 for construction of a dwelling house at Lot 32 DP 20097, 237 McCarrs Creek Road, Church Point to give the applicant the opportunity to submit to Council by 8 October 2025 the following:

- a) A Roof Plan including details of all required plant, proposed RLs and confirmation that no access to the roof top is proposed.
- b) A Schedule of Colours, Materials and Finishes which should be consistent with the zone objectives.
- c) Plans for the garage level and external access to the garage to maximise soft landscape area and minimise hard surfaces, while also addressing TfNSW concerns (consideration may need to be given to a turntable).
- d) Confirmation of all RLs including of the floor-to-ceiling height and the RL of the garage floor level.

Following receipt of the above information being received, Council staff shall prepare a further report for the consideration of the Panel as soon as practicable, which shall also address the following matters:

- a) Advice from Council Staff regarding any ecological impacts including impacts on trees from compliance with the recommended approval from the RFS.
- b) Advice from Council Staff following a review of all recommended conditions regarding ecological impacts to ensure that the conditions are robust and definitive.

Subsequently, the Panel will determine the application electronically, unless the Chair determines that a further public meeting is required.

If the requested information is not received from the Applicant by the date above, the Panel may proceed to determine the application on the material before it. The Chair will have the discretion to extend the above date if reasonable grounds are provided by the applicant.

#### **REASONS FOR DEFERRAL:**

The Panel's view is that inadequate information has been provided to undertake an appropriate level of assessment and determination of this application.

**4.6 DA2025/0318 - 10 BEVERLEY PLACE, CURL CURL - DEMOLITION WORKS, SUBDIVISION OF ONE LOT INTO TWO, CONSTRUCTION OF A DWELLING HOUSE INCLUDING A SWIMMING POOL ON PROPOSED LOT 1 AND CONSTRUCTION OF A DUAL OCCUPANCY (ATTACHED) INCLUDING SWIMMING POOLS AND STRATA SUBDIVISION ON PROPOSED LOT 2**

The Proposal is for demolition works, subdivision of one lot into two, construction of a dwelling house including a swimming pool on proposed lot 1 and construction of a dual occupancy (attached) including swimming pools and strata subdivision on proposed lot 2.

At the public meeting the Panel was addressed by 3 representatives 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. DA2025/0318 for demolition works, subdivision of one lot into two, construction of a dwelling house including a swimming pool on proposed lot 1 and construction of a dual occupancy (attached) including swimming pools and strata subdivision on proposed lot 2 at Lot 1 DP 1067150, 10 Beverley Place, Curl Curl for the Reasons for Refusal set out in the Assessment Report and Supplementary Memo.

**REASONS FOR DETERMINATION**

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

Vote: 4/0

## 5.0 NON PUBLIC MEETING ITEMS

### 5.1 DA2025/0454 - 4 & 7/1A GREYCLIFFE STREET, QUEENSCLIFF - ALTERATIONS AND ADDITIONS TO A RESIDENTIAL FLAT BUILDING, INCLUDING THE AMALGAMATION OF APARTMENTS 4 AND 7

The Proposal is for alterations and additions to a residential flat building, including the amalgamation of apartments 4 and 7.

#### 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 standards is unreasonable or unnecessary in the circumstances of the case; and
  - b) there are sufficient environmental planning grounds to justify the contraventions.

#### DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2025/0454 for alterations and additions to a residential flat building, including the amalgamation of apartments 4 and 7 at Lot B DP 367566 & Lot 1 DP 1171295 4 & 7/1A Greycliffe Street, Queenscliff subject to the conditions set out in the Assessment and the following:

1. The amendment of the following conditions to read 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 |
| DA 01          | -               | BASIX Certificate A1776082_02              | Hobbs Jamieson Architecture | 25/03/2025   |
| DA 03          | A               | Demolition Exg Unit 4 Floor Plan (Level 3) | Hobbs Jamieson Architecture | 24/03/2025   |
| DA 04          | A               | Demolition Exg Unit 7 Floor Plan (Level 4) | Hobbs Jamieson Architecture | 24/03/2025   |
| DA 05          | A               | Demolition Exg Roof Plan (Level 5)         | Hobbs Jamieson Architecture | 24/03/2025   |
| DA 06          | A               | Proposed Site Plan                         | Hobbs Jamieson Architecture | 24/03/2025   |
| DA 07          | A               | Proposed Lower Floor Plan (Level 3)        | Hobbs Jamieson Architecture | 24/03/2025   |



|       |   |                                      |                             |            |
|-------|---|--------------------------------------|-----------------------------|------------|
| DA 08 | A | Proposed Middle Floor Plan (Level 4) | Hobbs Jamieson Architecture | 24/03/2025 |
| DA 09 | A | Proposed Upper Floor Plan (Level 5)  | Hobbs Jamieson Architecture | 24/03/2025 |
| DA 10 | A | Proposed Roof Plan                   | Hobbs Jamieson Architecture | 24/03/2025 |
| DA 11 | A | Proposed South Elevation             | Hobbs Jamieson Architecture | 24/03/2025 |
| DA 12 | A | Proposed North Elevation             | Hobbs Jamieson Architecture | 24/03/2025 |
| DA 13 | A | Proposed East Elevation              | Hobbs Jamieson Architecture | 24/03/2025 |
| DA 14 | A | Proposed West Elevation              | Hobbs Jamieson Architecture | 24/03/2025 |
| DA 15 | A | Proposed Section A-A                 | Hobbs Jamieson Architecture | 24/03/2025 |
| DA 16 | A | Proposed Window Schedule             | Hobbs Jamieson Architecture | 24/03/2025 |

| Approved Reports and Documentation                     |                |                                  |
|--|----------------|----------------------------------|
| Document Title   | Version Number | Prepared By                      |
| BASIX Certificate                                      | A1776082_2     | Efficient Living Pty Ltd         |
| Preliminary Landslip Risk Assessment                   | 2024-211       | Crozier Geotechnical Consultants |
| Waste Management Plan                                  | -              |                                  |
| Stormwater Drainage Plan (D01,D02,D03,D04,D05,D06&D10) | B              | NB Consulting Engineers          |

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.

## 12. External Finishes to Roof

A schedule of colours, materials and finishes for the external building works which are consistent with the existing is to be provided to Council's Executive Manager of Development signage for approval.

The external finish to the roof shall have a Solar Absorptance (SA) greater than 0.43 in accordance with the requirements of the BASIX Certificate to minimise solar reflections to neighbouring properties. Any roof with a reflective finish is not permitted. Green roofs and areas where solar panels (PV) are installed are excluded from conforming to the SA range.

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the construction certificate.

Reason: To ensure that excessive glare or reflectivity nuisance does not occur as a result of the development.

#### **REASONS FOR DETERMINATION**

The Panel agrees generally with the Assessment Report.

Vote: 4/0

**5.2 DA2025/0886 - 11 MORESBY PLACE, ALLAMBIE HEIGHTS - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING SECONDARY DWELLING**

The Proposal is for alterations and additions to a dwelling house including secondary dwelling.

**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 53(2)(b) of the State Environmental Planning Policy (Housing) 2021 has adequately addressed and demonstrated that:
  - a) compliance with the standards is unreasonable or unnecessary in the circumstances of the case; and
  - b) there are sufficient environmental planning grounds to justify the contraventions.

**DETERMINATION OF DEVELOPMENT APPLICATION**

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2025/0886 for alterations and additions to a dwelling house including secondary dwelling at Lot 11 DP 28394, 11 Moresby Place, Allambie Heights subject to the conditions set out in the Assessment Report.

**REASONS FOR DETERMINATION**

The Panel agrees generally with the Assessment Report.

Vote: 4/0

This is the final page of the Minutes comprising 19 pages  
numbered 1 to 19 of the Northern Beaches Local Planning Panel meeting  
held on Wednesday 17 September 2025.