

# **MINUTES**

## **DEVELOPMENT DETERMINATION PANEL MEETING**

held via teleconference on

**WEDNESDAY 10 SEPTEMBER 2025**

## **Minutes of a Meeting of the Development Determination Panel held on Wednesday 10 September 2025 via teleconference**

The public meeting commenced at 10.00am and concluded at 10.37am.

The minutes were determined on 10 September 2025.

## **1.0 APOLOGIES AND DECLARATIONS INTEREST**

Nil

## **2.0 MINUTES OF PREVIOUS MEETING**

### **2.1 MINUTES OF THE DEVELOPMENT DETERMINATION PANEL MEETING HELD ON 27 AUGUST 2025**

The minutes of the Development Determination Panel Meeting held on 27 August 2025, were adopted by all Panel Members and have been posted on the Council's website.

### **3.0 DEVELOPMENT DETERMINATION PANEL REPORTS**

#### **3.1 DA2025/0448 - 100 HILLTOP ROAD AVALON BEACH - CONSTRUCTION OF A DWELLING HOUSE**

##### **PANEL MEMBERS**

Rodney Piggott	Manager, Development Assessment
Daniel Milliken	Manager, Development Assessment
Anne-Maree Newbery	Manager, Strategic & Place Planning

##### **PROCEEDINGS IN BRIEF**

Panel members visited the site and surrounds.

There were no registered speakers.

The Panel considered the submission provided after the Agenda was released.

The Panel concurred with the Officer's Assessment Report and recommendation.

##### **STATEMENT OF REASON**

The proposal generally satisfies the relevant strategy, objectives and provisions of Pittwater LEP 2014 and the Pittwater 21 DCP subject to conditions.

##### **COMMUNITY CONSULTATION**

Issues raised in the submissions have been taken into account in the report and the meeting.

##### **DETERMINATION OF DEVELOPMENT APPLICATION**

THAT Council as the consent authority, **approves** Application No. DA2025/0448 for construction of a dwelling house at Lot 2 DP 260241, 100 Hilltop Road AVALON BEACH subject to the conditions set out in the Assessment Report.

Vote: 3/0

### **3.2 DA2025/0232 - 134 PACIFIC ROAD PALM BEACH - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE**

#### **PANEL MEMBERS**

Rodney Piggott	Manager, Development Assessment
Daniel Milliken	Manager, Development Assessment
Anne-Maree Newbery	Manager, Strategic & Place Planning

#### **PROCEEDINGS IN BRIEF**

Panel members visited the site and surrounds.

Panel was addressed by a representative of the applicant.

The Panel concurred with the Officer's Assessment Report and recommendation.

#### **STATEMENT OF REASON**

The proposal generally satisfies the relevant strategy, objectives and provisions of Pittwater LEP 2014 and the Pittwater 21 DCP subject to conditions.

#### **COMMUNITY CONSULTATION**

Issues raised in the submissions have been taken into account in the report and the meeting.

#### **DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS**

The Panel is satisfied that:

- 1) the applicant's written request under clause 4.6 of the Pittwater LEP 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.
- 2) the proposed development will be in the public interest because it is consistent with the objectives of the standard and the objectives for development within the zone in which the development is proposed to be carried out.

#### **DETERMINATION OF DEVELOPMENT APPLICATION**

THAT Council as the consent authority, **approves** Application No. DA2025/0232 for alterations and additions to a dwelling house at Lot 1 DP 570985, 134 Pacific Road PALM BEACH subject to the conditions set out in the Assessment Report.

Vote: 3/0

**3.3 DA2025/0561 - 9 GREENWOOD AVENUE NARRAWEENA - DEMOLITION WORKS AND CONSTRUCTION OF A DUAL OCCUPANCY (ATTACHED) INCLUDING SWIMMING POOLS AND STRATA SUBDIVISION**

**PANEL MEMBERS**

Rodney Piggott	Manager, Development Assessment
Adam Richardson	Manager, Development Assessment
Anne-Maree Newbery	Manager, Strategic & Place Planning

**PROCEEDINGS IN BRIEF**

Panel members visited the site and surrounds.

The Panel was addressed by a representative of the applicant.

The Panel considered the submissions provided after the Agenda was released.

The Panel concurred with the Officer's Assessment Report, and recommendation.

**STATEMENT OF REASON**

The proposal generally satisfies the relevant strategy, objectives and provisions of Warringah LEP 2011 and the Warringah DCP 2011 subject to conditions.

**COMMUNITY CONSULTATION**

Issues raised in the submissions have been taken into account in the report and the meeting.

**DETERMINATION OF DEVELOPMENT APPLICATION**

THAT Council as the consent authority, **approves** Application No. DA2025/0561 for demolition works and construction of a dual occupancy (attached) including swimming pools and strata subdivision at Lot 85 DP 12228, 9 Greenwood Avenue NARRAWEENA subject to the conditions set out in the Assessment Report.

Vote: 3/0

### **3.4 DA2025/0513 - 32A GOLF PARADE MANLY - ALTERATIONS AND ADDITIONS TO AN ATTACHED DWELLING**

#### **PANEL MEMBERS**

Rodney Piggott	Manager, Development Assessment
Adam Richardson	Manager, Development Assessment
Anne-Maree Newbery	Manager, Strategic & Place Planning

#### **PROCEEDINGS IN BRIEF**

Panel members visited the site and surrounds.

The Panel was addressed by two representatives of the applicant.

The Panel concurred with the Officer's Assessment Report, Supplementary Memo and recommendation.

#### **STATEMENT OF REASON**

The proposal generally satisfies the relevant strategy, objectives and provisions of Manly LEP 2013 and the Manly DCP 2013 subject to conditions.

#### **COMMUNITY CONSULTATION**

Issues raised in the submissions have been taken into account in the report and the meeting.

#### **DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS**

The Panel is satisfied that:

- 1) the applicant's written request under clause 4.6 of the Manly LEP 2013 seeking to justify a contravention of clause 4.4 Floor Space Ratio 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.
- 2) the proposed development will be in the public interest because it is consistent with the objectives of the standard and the objectives for development within the zone in which the development is proposed to be carried out.

#### **DETERMINATION OF DEVELOPMENT APPLICATION**

THAT Council as the consent authority, **approves** Application No. DA2025/0513 for alterations and additions to an attached dwelling at Lot 1 DP 1049516 & Lot 1 SP 69591, 32 A Golf Parade MANLY subject to the conditions set out in the Assessment Report.

Vote: 3/0

**3.5 DA2025/0692 - 17 ADELAIDE STREET BALGOWLAH HEIGHTS - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE**

**PANEL MEMBERS**

Rodney Piggott	Manager, Development Assessment
Adam Richardson	Manager, Development Assessment
Anne-Maree Newbery	Manager, Strategic & Place Planning

**PROCEEDINGS IN BRIEF**

Panel members visited the site and surrounds.

The Panel was addressed by two representatives of the applicant.

The Panel concurred with the Officer's Assessment Report and recommendation.

**STATEMENT OF REASON**

The proposal generally satisfies the relevant strategy, objectives and provisions of Manly LEP 2013 and the Manly DCP 2013 subject to conditions.

**COMMUNITY CONSULTATION**

There were no submissions received for this application.

**DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS**

The Panel is satisfied that:

- 1) the applicant's written request under clause 4.6 of the Manly LEP 2013 seeking to justify a contravention of clause 4.3 Height of Buildings development standard and 4.4 Floor Space Ratio 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.
- 2) the proposed development will be in the public interest because it is consistent with the objectives of the standard and the objectives for development within the zone in which the development is proposed to be carried out.

**DETERMINATION OF DEVELOPMENT APPLICATION**

THAT Council as the consent authority **approves** Application No. DA2025/0692 for alterations and additions to a dwelling house on land at Lot 14 DP 2610, 17 Adelaide Street BALGOWLAH HEIGHTS, subject to the conditions set out in the Assessment Report.

Vote: 3/0



This is the final page of the Minutes comprising 9 pages  
numbered 1 to 9 of the Development Determination Panel meeting  
held on Wednesday 10 September 2025.