

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

held via teleconference on

WEDNESDAY 3 DECEMBER 2025

**Minutes of a Meeting of the Development Determination Panel
held on Wednesday 3 December 2025
via teleconference**

The meeting commenced at 10.00am and concluded at 11:50am.

The minutes were determined on 3 December 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 12 NOVEMBER 2025

The minutes of the Development Determination Panel Meeting held on 12 November 2025, were adopted by all Panel Members and have been posted on the Council's website.

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.1 DA2025/0620 - 26 WEEROONA AVENUE ELANORA HEIGHTS - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING DETACHED WORKSHOP AND CARPORT

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.

The Panel was addressed by one 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

There were no submissions received for this application.

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 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** Development Consent to DA2025/0620 for alterations and additions to a dwelling house including detached workshop and carport on land at Lot 13 DP 13152, 26 Weeroona Avenue ELANORA HEIGHTS, subject to the conditions set out in the Assessment Report.

Vote: 3/0

3.2 MOD2025/0469 - 19 BOWER STREET MANLY - MODIFICATION OF DEVELOPMENT CONSENT DA2020/1249 GRANTED FOR ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING A SWIMMING POOL

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 three representatives of the applicant.

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

STATEMENT OF REASON

The proposal generally does not satisfy the relevant strategy, objectives and provisions of Manly LEP 2013 and the Manly DCP 2013 as set out within the reasons for refusal in the assessment report.

COMMUNITY CONSULTATION

There were no submissions received for this application.

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 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.

DETERMINATION OF DEVELOPMENT APPLICATION

THAT Council as the consent authority **refuses** Development Consent to Mod2025/0469 for Modification of Development Consent DA2020/1249 granted for alterations and additions to a dwelling house including a swimming pool on land at Lot 46 DP 8075, 19 Bower Street MANLY, for the reasons for refusal set out in the Assessment Report.

Vote: 3/0

3.3 DA2025/1156 - 23 BEATRICE STREET CLONTARF - 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 objectors and a representative of the applicant.

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

STATEMENT OF REASON

The proposal generally does not satisfy the relevant strategy, objectives and provisions of Manly LEP 2013 and the Manly DCP 2013 as set out within the reasons for refusal in the assessment report.

COMMUNITY CONSULTATION

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

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 LEP 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 DEVELOPMENT APPLICATION

THAT Council as the consent authority **refuses** Development Consent to DA2025/1156 for alterations and additions to a dwelling house on land at Lot 3 DP 1168599, 23 Beatrice Street CLONTARF, for the reasons for refusal set out in the Assessment Report.

Vote: 3/0

3.4 DA2025/0167 - 45A RIVIERA AVENUE AVALON BEACH - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING A SECONDARY DWELLING AND GARAGE

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.

The Panel was addressed by one objector and two representatives of the applicant.

DEFERRAL OF DEVELOPMENT APPLICATION

THAT Council as the consent authority **defers** Development Application DA2025/0167 for alterations and additions to a dwelling house including a secondary dwelling and garage on land at Lot 2 DP 528345, 45 A Riviera Avenue AVALON BEACH, for the following reasons:

The panel will undertake a site visit of 10 Capua Place, Avalon Beach.

Vote: 3/0

3.5 DA2025/1043 - 9 NORTH AVALON ROAD AVALON BEACH - ALTERATIONS AND ADDITIONS TO A CHILD CARE CENTRE

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.

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 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** Development Consent to DA2025/1043 for alterations and additions to a child care centre on land at Lot 24 DP 8394, 9 North Avalon Road AVALON BEACH, 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 3 December 2025.