

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

Electronically determined on

WEDNESDAY 18 JANUARY 2023

Minutes of a Meeting of the Development Determination Panel
Electronically determined on Wednesday 18 January 2023

1.0 APOLOGIES AND DECLARATIONS INTEREST

Nil

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.1 DA2022/0742 - 78 CHISHOLM AVENUE AVALON BEACH - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

PANEL MEMBERS

Dan Milliken	Manager, Development Assessments
Kelly Lynch	Principal Planner, Strategic & Place Planning
Neil Cocks	Manager, Strategic & Place Planning

PROCEEDINGS IN BRIEF

After deliberations for the meeting on 9 November 2022, the Panel was not satisfied that the breaches to the side boundary envelope, along the southern elevation, were acceptable or that enough had been done to minimise them. The Panel was of the view that there is scope to reduce some of the floor space on the upper level in the south west corner to minimise the worst of the breach. This would reduce bulk and scale, add some articulation to the southern elevation of the addition and reduce overshadowing.

The Panel decided to defer the determination to allow the following to happen:

1. Amended plans are to be prepared that reduces the side boundary envelope breach along the southern elevation of the proposal. A minimum 2.0m reduction in the worst of the breach is to be achieved. The plans are to be submitted to Council via the Planning Portal.
2. The assessing officer is to prepare a supplementary memo on the amended plans.
3. Both the plans and the memo are to be provided to the Panel who will then make a determination electronically.

Amended plans have been received along with a statement from the applicant and a supplementary memo from the assessment officer.

The amended plans made amendments to the south west corner of the proposal.

The Panel is now satisfied that the amended design is appropriate given the relevant planning controls and the constraints of the site.

COMMUNITY CONSULTATION

No further community consultation was considered necessary.

DETERMINATION OF DEVELOPMENT APPLICATION

THAT Council as the consent authority approves Development Consent DA2022/0742 for alterations and additions to a dwelling house on land at Lot 2 DP 25969, 78 Chisholm Avenue AVALON BEACH, subject to the conditions in the assessment report with the following change:

1. **Replace the first table under “a) Approved Plans” in condition no. 1 with the following table:**

Architectural Plans - Endorsed with Council's stamp

Drawing No.	Dated	Prepared By
A01 - Rev H - Site Plan	13/12/2022	EJE Architecture
A02 - Rev L - Lower Ground Floor Plan	13/12/2022	EJE Architecture
A03 - Rev L - Ground Floor Plan	13/12/2022	EJE Architecture
A04 - Rev H - Roof Plan	13/12/2022	EJE Architecture
A05 - Rev I - North Elevation	13/12/2022	EJE Architecture
A06 - Rev H - South Elevation	13/12/2022	EJE Architecture
A07 - Rev H - West Elevation	13/12/2022	EJE Architecture
A08 - Rev C - Sections	13/12/2022	EJE Architecture

Vote: 3/0

This is the final page of the Minutes comprising 5 pages
numbered 1 to 5 of the Development Determination Panel meeting
held on Wednesday 18 January 2023.