

Memo

Department

To: Development Determination Panel - 22 February 2023

Cc: Rod Piggott – Manager Development Assessments

From: Principal Planner – Alex Keller

Date: 21 February 2023

Subject: Clarification / Corrections / considerations on Assessment Report to DDP for DA2021/2661 Alterations and additions to a dwelling house including swimming pool

Record Number: TRIM 2022/130474, 2022/329648

Purpose

Memo addressing the following clarification matter that were identified under review for Development Determination Panel (DDP) for report Item 3.4.

Content

1. Submissions

S4.15 Table typographical error under 4.15(1)(d). Should read as:

“See discussion on “Notification & Submissions Received” in this report. Four submissions were received”.

2. Notification

Under the heading “Notification and Submission Received” is an embedded Tech One system date. This should read “02/03/2022 to 21/03/2022” as the notification letters in TRIM were generated on 2 March 2022.

3. MDCP Summary Table

The table line “4.13 Floor Spade Ratio (FSR)” typographical error should read the end columns:

No	Yes
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4. Clause 4.1.4 of MDCP

Objective “To ensure and enhance local amenity” typing error in second sentence should read:

“Overall the building maintains suitable access to natural light, direct sunlight and air circulation for the surroundings given the topography and design of the dwelling.”

5. View photos.

The applicant was unable gain access to adjacent properties to take photos to provide a platform for the photomontages. Numerous photos were taken by Council staff, in the presence of the objectors at the principal view impact points

of interest (normal standing and sitting positions). These were then used to assist in preparing the computer aided photomontage analysis. Height poles were also erected at No.33 Beatrice for a period of time to allow consideration of the proposed building profile impression on the subject views. The applicant has sought to achieve an amicable outcome to the original view concerns by amending the building roof line demonstrated below (also in TRIM).



24 Beatrice Street – front area near kitchen.



24 Beatrice Street – Kitchen front (west) window.



24 Beatrice Street pool terrace (forward vantage position).



26 Beatrice Street front terrace (forward vantage position) high roof corner.



26 Beatrice Street – principal westerly outlook toward south Spit area and marina.

Conclusion

The above information clarifies or provided supplementary information as requested by the Panel for their assistance in considering the subject Item 3.4.

Recommendation

The DDP have regard to the above details in the consideration of Assessment Report DA2021//2661 Alterations and additions to a dwelling house including swimming pool, being Item 3.4 of DDP Agenda dated 22 February 2023.