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SUPPLEMENTARY MEMO

DATE: 20 October 2023

TO: Development Determination Panel

CC: Rodney Piggott, Manager, Development Assessments

FROM: Claire Ryan, Principal Planner

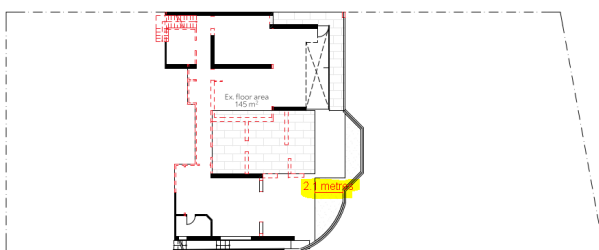
SUBJECT: DA2023/0278 – 3 Pavilion Street, Queenscliff

Dear Panel,

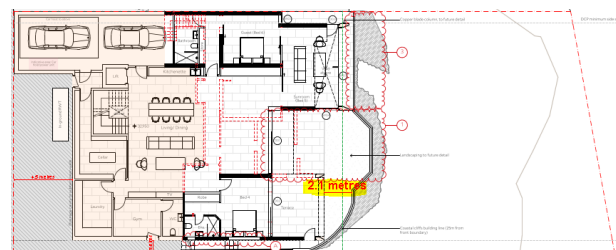
Correspondence from Mr Robert Winton of 1/1 Pavilion Street, Queenscliff has raised concerns with the Assessment Report for DA2023/0278, addressed as follows:

The Assessment Report states the proposed development “does not extend any further seaward beyond the existing built-upon footprint”. Mr Winton raised concern with this statement, noting that the south elevation shows amended walls to the lower ground and ground terraces, that the wall includes a door at the lower ground level, and that the works extend the building seaward. Mr Winton reiterated dissatisfaction with this element of the proposed works, with respect to access to light from his property.

A comparison of the existing/demolition and proposed lower ground floor plans demonstrate a distance of 2.1m from the edge of the lower ground terrace to the rear glass fence (being the curved line shown below):



Demolition Lower Ground Floor Plan



Proposed Lower Ground Floor Plan

Further, the southern elevation, existing/demolition plan and proposed lower ground floor plan all show a distance of 23.6 metres from the front boundary line to the seaward-most edge of the lower ground floor terrace. The plans demonstrate the works amount to a reconfiguration at the lower ground level, rather than an extension.

It is, however, accurate to say that there is an extension seaward at the ground level, with a 400 millimetres extension of the ground floor terrace. It was first understood that this was over the footprint of the lower ground terrace, though this is established to in fact be an extension. Notwithstanding this, at the ground level, the corresponding southern wall is extended by 100 millimetres, which will result in a negligible impact with respect to access to light. The proposed development is compliant with the



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requirements for access to sunlight set by Part D6 of the WDCP, and this portion of the works is compliant with the applicable built form controls of both the WLEP and WDCP. As such, the proposed element in question is acceptable.

Mr Winton also raises a new concern, with respect to lightning strikes and the conductivity of the copper blade wall. Mr Winton's concern is that a lightning strike would energise his metal vergola, which is connected to the electronics of his apartment, and may impact upon the electronic apartment controls. No changes are suggested as the proposed finishes are consistent with normal building materials.

It is at the Panel's discretion whether alteration is made in this regard.

Claire Ryan
Principal Planner