

**Minutes of the Council Assessment Panel of the City of Holdfast Bay held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 22 February 2023 at 7:00 pm.**

**MEMBERS PRESENT**

Presiding Member – D Bailey  
Y Svensson  
S Reachill  
J Fleming

**STAFF IN ATTENDANCE**

Development Services Lead – M Gates  
Development Officers Planning - A Stamatopolous and D Spasic  
Team Leader Development Administration - A Elliott

**1. OPENING**

D Bailey welcomed the people in the gallery and acknowledged the Kaurna people as the traditional owners and custodians of this land that we meet on.

**2. APOLOGIES**

Apologies Received – B Shewin  
Absent – Nil

**3. DECLARATION OF INTEREST**

Members were reminded to declare their interest before each item.

**4. CONFIRMATION OF MINUTES**

**Motion**

**That the minutes of the Council Assessment Panel held on 25 January 2023 be taken as read and confirmed.**

Moved by J Fleming, Seconded by S Reachill

## 5. APPLICATIONS ASSESSED UNDER THE PLANNING AND DESIGN CODE

### 5.1 Amplitel Pty Ltd, 151-151A Brighton Road, Glenelg South (Report No 40/23)

<b>DEVELOPMENT NO.:</b>	22038963
<b>APPLICANT:</b>	Amplitel Pty Ltd
<b>ADDRESS:</b>	151-151A BRIGHTON RD GLENELG SOUTH SA 5045
<b>NATURE OF DEVELOPMENT:</b>	Replacement telecommunications facility - 25m tall monopole, antennas, equipment cabinets, bollards
<b>ZONING INFORMATION:</b>	Zones: <ul style="list-style-type: none"> <li>• Employment</li> </ul> Overlays: <ul style="list-style-type: none"> <li>• Airport Building Heights (Regulated)</li> <li>• Building Near Airfields</li> <li>• Major Urban Transport Routes</li> <li>• Prescribed Wells Area</li> <li>• Regulated and Significant Tree</li> <li>• Traffic Generating Development</li> </ul> Technical Numeric Variations (TNVs): <ul style="list-style-type: none"> <li>• Maximum Building Height (Levels) (Maximum building height is 2 levels)</li> </ul>
<b>LODGEMENT DATE:</b>	22 Nov 2022
<b>RELEVANT AUTHORITY:</b>	Assessment Panel at City of Holdfast Bay
<b>PLANNING &amp; DESIGN CODE VERSION:</b>	2022.21
<b>CATEGORY OF DEVELOPMENT:</b>	Code Assessed - Performance Assessed
<b>NOTIFICATION:</b>	Yes
<b>RECOMMENDING OFFICER:</b>	Michael Gates Development Services (Planning and Building) Lead
<b>REFERRALS STATUTORY:</b>	Not required
<b>REFERRALS NON-STATUTORY:</b>	Not required

**Speakers:** Alison Cropley, David Monck and Mark Baade

#### Motion

**220223/00005**

1. Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
2. That Development Application Number 22038963 for the replacement telecommunications facility - 25m tall monopole, antennas, equipment cabinets and bollards at 151-151A Brighton Road, Glenelg South is refused consent on the basis that is contrary to the following Planning and Design Code provisions:

1. Does not satisfactorily meet PO 1.3 due to having undue visual impact on residential amenity.

Moved S Reachill, Seconded J Fleming

**Carried**

J Fleming left the meeting at 7.54 pm

J Fleming returned and the meeting resumed at 7.56 pm

## 5.2 Metricon Homes Pty Ltd, 4 Gurrs Road, Brighton (Report No 41/23)

<b>DEVELOPMENT NO.:</b>	22037359
<b>APPLICANT:</b>	Metricon Homes Pty Ltd
<b>ADDRESS:</b>	4 GURRS RD BRIGHTON SA 5048
<b>NATURE OF DEVELOPMENT:</b>	Two storey detached dwelling
<b>ZONING INFORMATION:</b>	<p>Zones:</p> <ul style="list-style-type: none"> <li>• Established Neighbourhood</li> </ul> <p>Overlays:</p> <ul style="list-style-type: none"> <li>• Airport Building Heights (Regulated)</li> <li>• Affordable Housing</li> <li>• Character Area</li> <li>• Prescribed Wells Area</li> <li>• Regulated and Significant Tree</li> <li>• Stormwater Management</li> <li>• Urban Tree Canopy</li> </ul> <p>Technical Numeric Variations (TNVs):</p> <ul style="list-style-type: none"> <li>• Minimum Frontage (Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 14m)</li> <li>• Minimum Site Area (Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 600 sqm)</li> <li>• Maximum Building Height (Levels) (Maximum building height is 1 level)</li> </ul>
<b>LODGEMENT DATE:</b>	7 Nov 2022
<b>RELEVANT AUTHORITY:</b>	Assessment Panel
<b>PLANNING &amp; DESIGN CODE VERSION:</b>	22 October 2022 2022.20
<b>CATEGORY OF DEVELOPMENT:</b>	Code Assessed - Performance Assessed
<b>NOTIFICATION:</b>	Yes
<b>RECOMMENDING OFFICER:</b>	Dean Spasic Development Officer - Planning

**Speakers:** Jake Vaccarella, URPS on behalf of the applicant

**Motion****220223/00006**

## Planning consent

It is recommended that the Council Assessment Panel resolve that:

1. Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
2. Development Application Number 22037359, by Metricon Homes Pty Ltd is granted Planning Consent subject to the following conditions:

## CONDITIONS

## Planning Consent

1. The development granted approval shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).
2. That all upstairs windows, other than facing the street, shall have minimum window sill heights of 1.5 metres above finished floor level, or any glass below 1.5 metres shall be obscure and fixed shut and be installed prior to occupation of the dwelling.
3. That landscaping as detailed in the approved plans shall be planted prior to occupation and shall be maintained in good health and condition at all times. Any such vegetation shall be replaced if and when it dies or becomes seriously diseased.
4. Tree(s) must be planted and/or retained in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). New trees must be planted within 12 months of occupation of the dwelling(s) and maintained.
5. Rainwater tank(s) must be installed in accordance with DTS/DPF 1.1 of the Stormwater Management Overlay in the Planning and Design Code (as at the date of lodgement of the application) within 12 months of occupation of the dwelling(s).
6. The stormwater disposal system shall cater for a 5 year rainfall event with discharge to the street not to exceed 10 litres per second. Any excess above this flow is to be detained on site.

Moved Y Svensson, Seconded S Reachill

**Carried**

**5.3 Rick D'andrea, 19 Paringa Avenue, Somerton Park (Report No 42/23)**

<b>DEVELOPMENT NO.:</b>	22042095
<b>APPLICANT:</b>	Rick D'andrea
<b>ADDRESS:</b>	19 PARINGA AV SOMERTON PARK SA 5044
<b>NATURE OF DEVELOPMENT:</b>	The construction of four warehouses to be used as stores
<b>ZONING INFORMATION:</b>	Zones: <ul style="list-style-type: none"> <li>• Employment</li> </ul> Overlays: <ul style="list-style-type: none"> <li>• Airport Building Heights (Regulated)</li> <li>• Building Near Airfields</li> <li>• Hazards (Flooding - General)</li> <li>• Prescribed Wells Area</li> <li>• Regulated and Significant Tree</li> <li>• Traffic Generating Development</li> </ul>
<b>LODGEMENT DATE:</b>	20 Dec 2022
<b>RELEVANT AUTHORITY:</b>	Assessment panel at City of Holdfast Bay
<b>PLANNING &amp; DESIGN CODE VERSION:</b>	2022.23
<b>CATEGORY OF DEVELOPMENT:</b>	Code Assessed - Performance Assessed
<b>NOTIFICATION:</b>	Yes
<b>RECOMMENDING OFFICER:</b>	Alexander Stamatopoulos Development Planner
<b>REFERRALS STATUTORY:</b>	Nil
<b>REFERRALS NON-STATUTORY:</b>	Traffic and Transport

**Motion****220223/00007**

Planning consent

It is recommended that the Council Assessment Panel resolve that:

1. Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
2. Development Application Number 22042095, by Rick D'andrea is granted Planning Consent subject to the following conditions:

**CONDITIONS****Planning Consent**

1. The development granted approval shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).
2. The stormwater disposal system shall cater for a 5 year rainfall event with discharge to the street not to exceed 10 litres per second. Any excess above this flow is to be detained on site.
3. That the development herein approved shall operate between the hours of 7am to 7pm Monday to Saturday and 9am to 5pm Sunday's inclusive unless written approval to vary the times is given by Council.

Moved Y Svensson, Seconded S Reachill

**Carried**

**5.4 Peter Schwerzel, 4 Fortrose Street, Glenelg East (Report No 43/23)**

<b>DEVELOPMENT NO.:</b>	22038799
<b>APPLICANT:</b>	Peter Schwerzel
<b>ADDRESS:</b>	4 FORTROSE ST GLENELG EAST SA 5045
<b>NATURE OF DEVELOPMENT:</b>	Ancillary accommodation, verandah and outbuilding comprising garage in rear yard
<b>ZONING INFORMATION:</b>	<p>Zones:</p> <ul style="list-style-type: none"> <li>• Established Neighbourhood</li> </ul> <p>Overlays:</p> <ul style="list-style-type: none"> <li>• Prescribed Wells Area</li> <li>• Regulated and Significant Tree</li> <li>• Stormwater Management</li> <li>• Traffic Generating Development</li> <li>• Urban Tree Canopy</li> <li>• Airport Building Heights (Regulated)</li> <li>• Affordable Housing</li> <li>• Building Near Airfields</li> <li>• Character Area</li> <li>• Hazards (Flooding - General)</li> <li>• Key Railway Crossings</li> </ul> <p>Technical Numeric Variations (TNVs):</p> <ul style="list-style-type: none"> <li>• Minimum Frontage (Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 14m)</li> <li>• Minimum Site Area (Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 600 sqm)</li> <li>• Maximum Building Height (Levels) (Maximum building height is 1 level)</li> </ul>
<b>LODGEMENT DATE:</b>	16 November 2022
<b>RELEVANT AUTHORITY:</b>	Assessment panel
<b>PLANNING &amp; DESIGN CODE VERSION:</b>	10 November 2022 2022.21
<b>CATEGORY OF DEVELOPMENT:</b>	Code Assessed - Performance Assessed
<b>NOTIFICATION:</b>	Yes
<b>RECOMMENDING OFFICER:</b>	Dean Spasic Development Officer - Planning

**Motion****220223/00008**

Planning consent

It is recommended that the Council Assessment Panel resolve that:

1. Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the

application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and

2. Development Application Number 22038799, by Peter Schwerzel is granted Planning Consent subject to the following conditions:

**CONDITIONS**

**Planning Consent**

1. The development granted approval shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).
2. That landscaping as detailed in the approved plans shall be planted prior to occupation and shall be maintained in good health and condition at all times. Any such vegetation shall be replaced if and when it dies or becomes seriously diseased.
3. The stormwater disposal system shall cater for a 5 year rainfall event with discharge to the street not to exceed 10 litres per second. Any excess above this flow is to be detained on site.

Moved S Reachill, Seconded Y Svensson

**Carried**

**6. DEFERRED ITEMS - Nil**

**7. APPLICATIONS UNDER APPEAL – Nil**

**8. URGENT BUSINESS – Subject to the Leave of the Meeting - Nil**

**9. APPEAL ITEMS UPDATE**

**34B South Esplanade, Glenelg South**

Lodged a new application and the application has been approved.

**268-270 Brighton Road, Somerton Park**

Hearing has occurred, waiting for judgment.

**10. CLOSURE**

The meeting closed at 8.40 pm.

**CONFIRMED      Wednesday, 22 March 2023**

**PRESIDING MEMBER**