

**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 November 2023 at 7:00 pm.**

**MEMBERS PRESENT**

Presiding Member – Y Svensson  
S Reachill  
T Sutcliffe  
C Dunn  
J Fleming

**STAFF IN ATTENDANCE**

Manager Development Services – A Marroncelli  
Development Services Lead – M Gates  
Development Officers Planning - A Stamatopolous  
Development Administration Lead - A Elliott

**1. Opening**

The Presiding Member, Y Svensson declared the meeting open at 7.00pm.

**2. Kurna Acknowledgement**

*We acknowledge Kurna people as the traditional owners and custodians of this land.*

*We respect their spiritual relationship with country that has developed over thousands of years, and the cultural heritage and beliefs that remain important to Kurna People today.*

**3. Apologies**

Apologies received - Nil

Absent - Nil

**4. Declaration Of Interest**

*If a Panel Member has an interest (within the terms of the Local Government Act 1999 and Planning, Development and Infrastructure Act 2016) in a matter before the Panel they are asked to disclose the interest to the Panel and provide full and accurate details of the relevant interest. Panel Members are reminded to declare their interest before each item.*

**5. Confirmation Of Minutes**

**Motion**

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

Moved Y Svensson, Seconded C Dunn

**Carried**

**6. Applications Assessed under the Planning and Design Code**

**6.1 Renee Post, 296 Brighton Road, North Brighton (Report No 376/23)**

<b>DEVELOPMENT NO.:</b>	23026759
<b>APPLICANT:</b>	RENEE POST
<b>ADDRESS:</b>	296 BRIGHTON RD NORTH BRIGHTON SA 5048
<b>NATURE OF DEVELOPMENT:</b>	Change of use form a shop to an indoor recreation facility
<b>ZONING INFORMATION:</b>	Zones: <ul style="list-style-type: none"> <li>• Local Activity Centre</li> </ul> Overlays: <ul style="list-style-type: none"> <li>• Airport Building Heights (Regulated)</li> <li>• Advertising Near Signalised Intersections</li> <li>• Building Near Airfields</li> <li>• Heritage Adjacency</li> <li>• Hazards (Flooding - General)</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 1 level)</li> </ul>
<b>LODGEMENT DATE:</b>	25 Sept 2023
<b>RELEVANT AUTHORITY:</b>	Assessment panel at City of Holdfast Bay
<b>PLANNING &amp; DESIGN CODE VERSION:</b>	P&D Code (in effect) - Version 2023.13 - 31/08/2023
<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>	Nil

**Motion**

**221123/00034**

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 23026759, by RENEE POST 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 the development herein approved shall operate between the hours of 9am to 9pm Monday to Friday and 8am to 7pm Saturday and Sunday inclusive unless written approval to vary the times is given by the Council.
3. That the noise associated with the indoor recreation facility shall demonstrate compliance with Designated Performance Feature (DPF) 4.6 of the Interface between Land Uses module of the Planning and Design Code.
4. That no more than 20 students shall be located on the site at any given time.
5. That all windows and doors of the building shall remain closed during music classes.

Moved C Dunn, Seconded T Sutcliffe

**Carried**

**7. DEFERRED ITEMS - Nil**

**8. APPLICATIONS UNDER APPEAL**

Development Assessment Team Lead provided an update on the following matters:

**11 Williams Av Glenelg East**

Demolition of existing residence

**43 Marine Parade Seacliff**

Construct a shed

**9. URGENT BUSINESS – Subject to the Leave of the Meeting**

- 9.1** T Sutcliffe request a report to the Panel regarding panel processes and decisions.

**10. DATE AND TIME OF NEXT MEETING**

The next meeting of the Council Assessment Panel will be held on Wednesday, 13 December 2024 in the Kingston Room, Civic Centre, 24 Jetty Road, Brighton.

**11. CLOSURE**

The meeting closed at 7.24 pm.

**PRESIDING MEMBER**