

**Minutes of the Council Assessment Panel of the City of Holdfast Bay held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 23 August 2023 at 7:00 pm.**

**MEMBERS PRESENT**

Presiding Member – Y Svensson  
S Reachill (via Teams)  
T Sutcliffe  
C Dunn  
B Snewin

**STAFF IN ATTENDANCE**

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

**1. OPENING**

Y Svensson 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 – J Fleming  
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 26 July 2023 be taken as read and confirmed.**

Moved C Dunn, Seconded T Sutcliffe

**Carried**

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

### 5.1 City of Holdfast Bay - 28-40 Wilton Avenue Somerton Park 27-39 Paringa Avenue Somerton Park (Report No 275/23)

<b>DEVELOPMENT NO.:</b>	23018732
<b>APPLICANT:</b>	City of Holdfast Bay
<b>ADDRESS:</b>	28-40 WILTON AV SOMERTON PARK SA 5044 27-39 PARINGA AV SOMERTON PARK SA 5044
<b>NATURE OF DEVELOPMENT:</b>	LED tennis court lights and chainmesh perimeter fencing to Somerton Park tennis club
<b>ZONING INFORMATION:</b>	<b>Zones:</b> <ul style="list-style-type: none"> <li>• Open Space</li> </ul> <b>Overlays:</b> <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>	29 Jun 2023
<b>RELEVANT AUTHORITY:</b>	Assessment panel at City of Holdfast Bay
<b>PLANNING &amp; DESIGN CODE VERSION:</b>	2023.9
<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

**230823/00024**

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 23018732, by City of Holdfast Bay 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. Lighting is switched off, and remains off, between 10:00pm and sunrise the following day.
3. That the light spill be in accordance with Australian Standard 4284:2019.

Moved S Reachill, Seconded C Dunn

**Carried****5.2****8 Crosby Street South Brighton****(Report No 276/23)**

<b>DEVELOPMENT NO.:</b>	23008500
<b>APPLICANT:</b>	Heritage Building Group Pty Ltd
<b>ADDRESS:</b>	8 CROSBY ST SOUTH BRIGHTON SA 5048
<b>NATURE OF DEVELOPMENT:</b>	Two Storey Dwelling with swimming pool
<b>ZONING INFORMATION:</b>	<b>Zones:</b> <ul style="list-style-type: none"> <li>• General Neighbourhood</li> </ul> <b>Overlays:</b> <ul style="list-style-type: none"> <li>• Airport Building Heights (Regulated)</li> <li>• Affordable Housing</li> <li>• Prescribed Wells Area</li> <li>• Regulated and Significant Tree</li> <li>• Stormwater Management</li> <li>• Urban Tree Canopy</li> </ul>
<b>LODGEMENT DATE:</b>	10 May 2023
<b>RELEVANT AUTHORITY:</b>	Assessment panel at City of Holdfast Bay
<b>PLANNING &amp; DESIGN CODE VERSION:</b>	2023.6 27/04/2023
<b>CATEGORY OF DEVELOPMENT:</b>	Code Assessed - Performance Assessed
<b>NOTIFICATION:</b>	Yes
<b>RECOMMENDING</b>	Michael Gates

<b>OFFICER:</b>	Development Services (Planning and Building) Lead
<b>REFERRALS STATUTORY:</b>	None
<b>REFERRALS NON-STATUTORY:</b>	None

**Motion****230823/00025**

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 23008500, by Heritage Building Group 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.

That the balustrade for the balcony and roof terrace be constructed of an obscured material to 1.5 metres above finished floor level.

3. That the finished level of the crossover at the property boundary shall be a minimum of 75mm above the top of kerb in accordance with AS2890.1, and the maximum gradient of the driveway shall not be greater than 5% across the footpath, with the invert profile conforming to AS2876.

Furthermore, the footpaths on either side shall be graded to the driveway preventing tripping hazards at this junction, without any steep grades along the footpath.

The provision for vehicle crossovers and inverts, and reinstatements of existing crossovers not required by the development, be constructed at the owner's expense.

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.
7. That the associated filter pump must be enclosed in such a way that noise levels do not exceed 45db(a) measured at adjoining property boundaries.

Moved C Dunn, Seconded T Sutcliffe

**Carried**

**6. DEFERRED ITEMS - Nil**

**7. APPLICATIONS UNDER APPEAL - Nil**

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

**9. CLOSURE**

The meeting closed at 7.18 pm.

**CONFIRMED      Wednesday, 27 September 2023**

**PRESIDING MEMBER**