

**Minutes of the Council Assessment Panel of the City of Holdfast Bay held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 25 January 2023 at 7:00 pm.**

**MEMBERS PRESENT**

Presiding Member – D Bailey  
Y Svensson  
S Reachill  
J Fleming

**STAFF IN ATTENDANCE**

Manager Development Services - A Marroncelli  
Development Officers Planning - A Stamatopoulos  
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 – Nil  
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 14 December 2022 be taken as read and confirmed.**

Moved by J Fleming, Seconded by Y Svensson

## 5. COUNCIL ASSESSMENT MATTERS

### 5.1 Quartz Building Design, 71 Broadway, Glenelg South (Report No 04/23)

<b>DEVELOPMENT NO.:</b>	22031350
<b>APPLICANT:</b>	Quartz Building Design
<b>ADDRESS:</b>	71 BROADWAY GLENELG SOUTH SA 5045
<b>NATURE OF DEVELOPMENT:</b>	Two storey mixed use building comprising a personal services establishment on the lower level and two accommodation rooms on the upper level to be used in association with the existing Norfolk Motor Inn Motel
<b>ZONING INFORMATION:</b>	Zones: • Local Activity Centre Overlays: • Airport Building Heights (Regulated) • Building Near Airfields • Hazards (Flooding - General) • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development Technical Numeric Variations (TNVs): • Maximum Building Height (Levels) (Maximum building height is 1 level)
<b>LODGEMENT DATE:</b>	13 Sep 2022
<b>RELEVANT AUTHORITY:</b>	Assessment Panel at City of Holdfast Bay
<b>PLANNING &amp; DESIGN CODE VERSION:</b>	2021.13
<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

**Speakers:** Mark Kwiatkowski and Steve Bland (owner)

#### Motion

**250123/00004**

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 22031350, by Quartz Building Design is granted Planning Consent subject to the following conditions:

#### **RESERVED MATTER**

Pursuant to Section 102 (3) of the Planning, Development and Infrastructure Act 2016, the following matters shall be reserved for further assessment, to the satisfaction of the relevant authority, prior to the granting of Development Approval:

1. Amended plans showing an additional two carparking spaces.
2. Awnings on upper level of accommodation western façade.
3. Directional signage for parking at rear of personal services establishment.
4. Updated landscaping plan to show trees to be retained.

#### **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 a fixed glass obscured screen shall be erected on the western end of the first-floor balcony to a minimum height of 1.7 metres above finished floor level.
4. 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 building.

Moved Y Svensson, Seconded S Reachill

**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**  
Set for conference on 1 February 2023

**268-270 Brighton Road, Somerton Park**  
Hearing has occurred, waiting for judgment

**10. CLOSURE**

The meeting closed at 7.34 pm.

**CONFIRMED      Wednesday, 22 February 2023**

**PRESIDING MEMBER**