

Minutes of the Council Assessment Panel of the City of Holdfast Bay held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 28 June 2023 at 7:00 pm.

MEMBERS PRESENT

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

STAFF IN ATTENDANCE

Development Services Lead – M Gates
Development Officers Planning - A Stamatopolous
Team Leader Development Administration - 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 – 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 24 May 2023 be taken as read and confirmed.

Moved by J Fleming, Seconded by C Dunn

5. APPLICATIONS ASSESSED UNDER THE PLANNING AND DESIGN CODE

5.1 Alberto D'Andrea, 11 Williams Avenue, Glenelg East (Report No 203/22)

DEVELOPMENT NO.:	23008590
APPLICANT:	Alberto D'Andrea
ADDRESS:	11 WILLIAMS AV GLENELG EAST SA 5045
NATURE OF DEVELOPMENT:	Demolition of existing residence
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none"> • Established Neighbourhood <p>Overlays:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Advertising Near Signalised Intersections • Affordable Housing • Building Near Airfields • Historic Area • Heritage Adjacency • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Tree Canopy <p>Technical Numeric Variations (TNVs):</p> <ul style="list-style-type: none"> • Minimum Site Area (Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm) • Maximum Building Height (Levels) (Maximum building height is 1 level)
LODGEMENT DATE:	18 Apr 2023
RELEVANT AUTHORITY:	Assessment Panel at City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	2023.5
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Michael Gates Development Services (Planning and Building) Lead
REFERRALS NON-STATUTORY:	Local Heritage Advisor Engineering

Speakers: James Veritay and Marcus Rolfe

Motion**260823/00018**

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 23008590, by Alberto D'Andrea is REFUSED Planning Consent on the following grounds:
 - The proposal is at odds with Historic Area Overlay PO 7.1 as the proposal does not warrant support for demolition as the existing front elevation has not been substantially altered, and the structural integrity of the original building has not been satisfactorily demonstrated as being beyond reasonable repair.

Moved J Fleming, Seconded C Dunn

Carried

5.2 Scott Salisbury Homes, 6 Hamilton Street, Somerton Park (Report No 204/23)

DEVELOPMENT NO.:	23009117
APPLICANT:	Scott Salisbury Homes
ADDRESS:	6 HAMILTON ST SOMERTON PARK SA 5044
NATURE OF DEVELOPMENT:	2 x two-storey detached dwellings with swimming pools and associated fencing and retaining walls
ZONING INFORMATION:	Zones: <ul style="list-style-type: none"> • General Neighbourhood Overlays: <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Affordable Housing • Building Near Airfields • Hazards (Flooding - General) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy
LODGEMENT DATE:	3 Apr 2023
RELEVANT AUTHORITY:	Assessment Panel at City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	2023.5
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Alexander Stamatopoulos Development Planner
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Nil

Motion**260823/00019**

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 23009117, by Scott Salisbury Homes 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. 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).
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.
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. 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.
6. 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.

Moved S Reachill, Seconded C Dunn

Carried

6. DEFERRED ITEMS - Nil

7. APPLICATIONS UNDER APPEAL

7.1 151-151A Brighton Road, Glenelg South (Report No: 205/23)

This application is for the construction of a replacement telecommunications pole, to a height of 25 metres, equipment cabinets. The monopole will be located at the southern end of the car park, where the existing infrastructure is for the pole located on the stobie pole. Therefore, the proposal is not a change of use for the site.

The application was assessed by the Council Assessment Panel at the meeting on 24 February and refused for the following reason:

The proposal is at variance with Employment Zone PO 1.3 in that the development will have an unreasonable visual impact to the properties located adjacent Established Neighbourhood Zone.

Motion**260823/00019**

That the Environment, Resources and Development Court be advised that the Council Assessment Panel DOES NOT SUPPORT the amended plans as a compromise in the Appeal Matter of ERD 23-37 Amplitel Pty Ltd v City of Holdfast Bay Assessment Panel.

Moved J Fleming, Seconded Y Svensson

Carried**8. URGENT BUSINESS – Subject to the Leave of the Meeting****8.1 Demolitions Applications Assessed by Council Assessment Panel**

Michael asked the Panel if they preferred to see a demolition application including proposed land use or demolition only.

Consensus was to have the application for demolition only and not include the future land use application.

8.2 Leave of Absence – J Fleming

J Fleming advised she will be on a leave of absence for the next two Council Assessment Panel meetings, 24 July 2023 to 27 August 2023 and B Snewin will be present.

9. APPEAL ITEMS UPDATE**151-151A Brighton Road, Glenelg South**

Conference adjourned until 4 July 2023, subject to compromise being presented to the Panel.

10. CLOSURE

The meeting closed at 8.00 pm.

CONFIRMED Wednesday, 26 July 2023

PRESIDING MEMBER