

Minutes of the Council Assessment Panel of the City of Holdfast Bay held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 24 April 2024 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 Officer Planning - D Spasic
Development Administration Lead - A Elliott

1. Opening

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

2. Kaurna Acknowledgement

We acknowledge Kaurna 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 Kaurna 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 28 February 2024 be taken as read and confirmed.

Moved C Dunn, Seconded S Reachill

Carried

6. Applications Assessed under the Planning and Design Code

6.1 Alan Cooper, 43A Marlborough Street, Brighton (Report No 106/24)

DEVELOPMENT NO.:	24009724
APPLICANT:	Alan Cooper
ADDRESS:	43A MARLBOROUGH ST BRIGHTON SA 5048
NATURE OF DEVELOPMENT:	Variation to DA: 21039035 - vary condition 5 to reduce height of balcony screening to southern and western elevations
ZONING INFORMATION:	Zones: <ul style="list-style-type: none"> • General Neighbourhood Overlays: <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Affordable Housing • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy
VARIATION LODGEMENT DATE:	6 Dec 2023
RELEVANT AUTHORITY:	Council Assessment Panel
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Dean Spasic Development Officer - Planning

Motion

240424/00005

That the Council Assessment supports the variation to Application ID 24009724, as amended:

- Removal of Grow wires;
- Window sill of bedroom 4 and bathroom heights to 1.3 FFL in lieu of 1.5 FFL with clear glazing;
- The southern rear balcony elevation to comprise clear glass balustrade up to a height of 1m in lieu of the approved screen height of 1.5m; and
- The western side balcony to comprise fixed obscure glass to a minimum height of 1.5m of the approved screen height of 1.8m.

Subject to the following conditions:

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); and

2. The rear balcony shall be constructed in accordance with plans prepared by Finesse Built, Job No FB156, Eng No 210936 which comprises a 1-metre-high clear glass balustrade along the southern rear balcony elevation and a 1.5-metre-high obscure glass screens on the eastern and western elevations of the rear balcony.

Moved T Sutcliffe, Seconded C Dunn

Carried

7. DEFERRED ITEMS - Nil

8. APPLICATIONS UNDER APPEAL

Development Assessment Lead provided an update on appeal matters.

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

8.1 Meeting Procedures

Panel reviewed CAP meeting procedures with further discussion to be held next month.

10. DATE AND TIME OF NEXT MEETING

The next meeting of the Council Assessment Panel will be held on Wednesday, 22 May 2024 in the Kingston Room, Civic Centre, 24 Jetty Road, Brighton.

11. CLOSURE

The meeting closed at 7.57 pm.

PRESIDING MEMBER