

**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 January 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 Assessment 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 7.00pm.

**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 22 November 2023 be taken as read and confirmed.**

Moved C Dunn, Seconded T Sutcliffe

**Carried**

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

**6.1 ERA Building Pty Ltd, 105 and 105A Augusta Street, Glenelg East  
(Report No 04/24)**

<b>DEVELOPMENT NO.:</b>	23016799
<b>APPLICANT:</b>	ERA Building Pty Ltd
<b>ADDRESS:</b>	105 AUGUSTA ST GLENELG EAST SA 5045 105A AUGUSTA ST GLENELG EAST SA 5045
<b>NATURE OF DEVELOPMENT:</b>	A pair of two storey semi-detached dwellings
<b>LODGEMENT DATE:</b>	9 Jun 2023
<b>RELEVANT AUTHORITY:</b>	Assessment Panel
<b>PLANNING &amp; DESIGN CODE VERSION:</b>	Established Neighbourhood Zone Glenelg East Character Area
<b>CATEGORY OF DEVELOPMENT:</b>	Code Assessed - Performance Assessed
<b>NOTIFICATION:</b>	Yes
<b>RECOMMENDING OFFICER:</b>	Dean Spasic Development Officer - Planning

**Motion**

**240124/00001**

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 23016799, by ERA Building Pty Ltd is granted Planning Consent subject to the following reserved matters and 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:

Amended drawings showing:

- driveway to be in accordance with the single garage width and increasing the landscaping to the front; and
- Elevations noting a fixed window with openings to the study.

Note - Further conditions may be imposed on the Planning Consent in respect of the above matters.

## **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).
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.
3. That the rear balconies are screened up to a minimum height of 1.7 metres above the finished floor level in order to prevent direct views into adjoining properties.
4. That landscaping as detailed in the approved plans shall be planted prior to occupation and shall be maintained in good health and condition at all times. Any such vegetation shall be replaced if and when it dies or becomes seriously diseased.
5. 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.
6. 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).

Moved C Dunn, Seconded T Sutcliffe

**Carried**

### **6.2 Appeal Item, 18 Lascelles Avenue, Hove 23032122 (Report No 05/24)**

Following the Assessment Manager refusing the application, the applicant has applied pursuant to the Council Assessment Panel under Section 203(1) for review of the decision of the Assessment Manager under Section 202(1)(b)(i)(A) of the Planning, Development and Infrastructure Act 2016 (Act).

The Panel's role is to review the application documentation and determine whether the Assessment Manager's Decision is to be overturned or otherwise upheld.

**Motion**

**240124/00002**

That the Council Assessment Panel affirms the Assessment Manager's decision in relation to application 23032122

Moved J Fleming, Seconded S Reachill

**Carried**

**7. DEFERRED ITEMS - Nil**

**8. APPLICATIONS UNDER APPEAL – Nil**

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

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

The next meeting of the Council Assessment Panel will be held on Wednesday, 28 February 2024 in the Kingston Room, Civic Centre, 24 Jetty Road, Brighton.

**11. CLOSURE**

The meeting closed at 7.44 pm.

**PRESIDING MEMBER**