

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 January 2026 at 7:00 pm.

MEMBERS PRESENT

Presiding Member – Y Svensson
S Reachill
T Pride
R Bateup
A Kane

STAFF IN ATTENDANCE

Assessment Manager – B Victory
Manager Development Services – A Marroncelli
General Manager Strategy & Corporate – A Filipi
Development Officer Planning - D Spasic
Development Officer Planning - D Egglestone
Development Administration Lead - A Elliott

1. Opening

The Presiding Member, Y Svensson declared the meeting open at 7.03pm.

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 26 November 2026 be taken as read and confirmed.

Moved S Reachill, Seconded T Pride

Carried

6. Applications Assessed under the Planning and Design Code

6.1 Ultimate Express Brighton, 415 Brighton Road, Brighton (Report No 01/06)

DEVELOPMENT NO.:	25001811
APPLICANT:	Ultimate Express Brighton
ADDRESS:	415 BRIGHTON RD BRIGHTON SA 5048
NATURE OF DEVELOPMENT:	Verandah, alterations to existing building, construction of garage and canopy and advertising displays
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none">• Suburban Activity Centre <p>Overlays:</p> <ul style="list-style-type: none">• Airport Building Heights (Regulated)• Hazards (Flooding - General)• Key Railway Crossings• Major Urban Transport Routes• Noise and Air Emissions• Prescribed Wells Area• Regulated and Significant Tree• Traffic Generating Development <p>Technical Numeric Variations (TNVs):</p> <ul style="list-style-type: none">• Maximum Building Height (Levels) (Maximum building height is 4 levels)• Interface Height (Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment)
LODGEMENT DATE:	10 Feb 2025
RELEVANT AUTHORITY:	Assessment Panel at City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2025.2 30/01/2025
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
REFERRALS STATUTORY:	Commissioner of Highways

Motion

280126/00053

That the proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.

Moved T Pride, Seconded S Reachill

Carried

Motion

280126/00054

That Development Application Number 25001811, by Ultimate Express Brighton is granted Planning Consent subject to the following reserved matter and conditions:

Reserved Matter

1. Further details of existing and proposed signage including dimensions, technical details, materials and colours, and to confirm that the signage will not be internally illuminated or digital, to the satisfaction of the Assessment Manager.

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 landscaping shall be planted within 6 months of completion of the works, and maintained with any diseased or dying plants replaced as required.

Conditions imposed by Commissioner of Highways under Section 122 of the Act

1. All access to the development shall be gained in accordance with the Floor and Site Layout Plan produced by Artec Building Designers, Job no. 946823, dated 03/09/2025. The Alfreda Street access shall remain a two-way access. The Brighton Road access shall be an ingress only access and shall be provided with an internally facing 'No Exit' signage to restrict vehicles exiting the site on Brighton Road. The access points shall be suitably signed and line-marked to reinforce the desired traffic flow. All associated costs shall be borne by the applicant.

2. Clear sightlines, as shown in Figure 3.3 'Minimum Sight Lines for Pedestrian Safety' in AS/NZS 2890.1:2004, shall be provided at the property line adjacent to the access points to ensure adequate visibility between vehicles leaving the site and pedestrians on the adjacent footpath. Accordingly, all fencing and vegetation/landscaping within these areas shall be open in nature or $\leq 1\text{m}$ in height.
3. All vehicles shall enter and exit the site in forward direction only. All on-site vehicle manoeuvring areas shall remain clear of any impediments.
4. Any infrastructure within the road reserve that is demolished, altered, removed or damaged during the construction of the project shall be reinstated to the satisfaction of the relevant asset owner, with all costs being borne by the applicant.
5. Stormwater run-off shall be collected on-site and discharged without impacting the safety and integrity of the adjacent road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

ADVISORY NOTES

Planning Consent

Advisory Note 1

The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent.

Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

Advisory Note 2

The owner/applicant is advised that infrastructure located within Council road reserve (i.e. area between the kerb and allotment boundary) should be designed and constructed (including modified) in accordance with relevant / current Council standards. This includes, but is not limited to, driveway crossovers, alterations to kerbing and footpaths, stormwater easement connections and domestic stormwater connection to the street watertable.

Advisory Note 3

If you are a developer or owner-builder, there are important Commonwealth telecommunications rules you need to comply with. For more information visit www.infrastructure.gov.au/tind

Advisory Note 4

The owner/applicant is advised that consent from any relevant easement or encumbrance owner may be required prior to any construction.

Easements may include, but are not limited to: drainage, Council easements (i.e. stormwater, encroachments, access etc), power transmission (SA Power Networks), telecommunications, or other forms of access (such as vehicle) rights of way.

Easements and encumbrances would be registered on the relevant Certificate of Title. The location of easements on the land would be shown on the Deposited Plan. A copy of the Certificate of Title and Deposited Plan can be obtained from the South Australian Integrated Land Information System (SAILIS) at: <https://sailis.lssa.com.au/home/auth/login>

Advisory Note 5

If excavating, it is recommended you contact Before You Dig Australia (BYDA) (www.byda.com.au) to keep people safe and help protect underground infrastructure.

Moved R Bateup, Seconded A Kane

Carried

6.2 Thomas Treloar, 18 Gulf Parade, South Brighton (Report No 02/26)

DEVELOPMENT NO.:	25039869
APPLICANT:	Thomas Treloar
ADDRESS:	18 GULF PDE SOUTH BRIGHTON SA 5048
NATURE OF DEVELOPMENT:	Variation to DA 24038084 (Variation of Development Application 24036704 to add rooftop terrace to each dwelling and additional screening the rear upper level balcony and rooftop terrace) comprising changes to the height of balcony and roof top screens
ZONING INFORMATION:	Zones: <ul style="list-style-type: none">• General Neighbourhood Overlays: <ul style="list-style-type: none">• Urban Tree Canopy• Airport Building Heights (Regulated)• Affordable Housing• Prescribed Wells Area• Regulated and Significant Tree• Stormwater Management• Significant Retirement Facility Supported• Accommodation Sites
LODGEMENT DATE:	23 Dec 2025
RELEVANT AUTHORITY:	Assessment Panel at City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2025.22 18/12/2025
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	No

Speakers: Kylie Grigg and Gary Treloar

Motion

That Development Application 25039869 by Thomas Treloar is REFUSED planning consent due to the following reasons:

1. The proposed variation does not sufficiently satisfy Design in Urban Areas PO 10.2 in that lowering and creating more open style balconies does not mitigate direct overlooking to habitable and private open spaces of adjoining residential uses.

Moved Y Svensson, Seconded S Reachill

Lost

Motion

280126/00055

That Development Application 25039869 by Thomas Treloar be deferred to seek further information regarding screening details for first floor balconies and to provide the Panel members an opportunity for a site visit.

Moved T Pride, Seconded A Kane

Carried

7 URGENT BUSINESS – Subject to the Leave of the Meeting – Nil

8. DATE AND TIME OF NEXT MEETING

The next meeting of the Council Assessment Panel will be held on Wednesday, 25 February 2026 in the Kingston Room, Civic Centre, 24 Jetty Road, Brighton.

9.. CLOSURE

The meeting closed at 8.19 pm.

PRESIDING MEMBER