

**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 February 2024 at 7.28 pm.**

**MEMBERS PRESENT**

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

**STAFF IN ATTENDANCE**

Development Assessment Lead – M Gates  
Manager Development Services – A Marroncelli  
Development Officers Planning - A Stamatopolous  
Development Administration Lead - A Elliott

**1. Opening**

The Presiding Member, Y Svensson declared the meeting open at 7.28 pm.

**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 24 January 2024 be taken as read and confirmed.**

Moved C Dunn, Seconded T Sutcliffe

**Carried**

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

**6.1 Dan Ferrone, 8 Patawalonga Frontage, Glenelg North (Report No 42/24)**

<b>DEVELOPMENT NO.:</b>	23035987
<b>APPLICANT:</b>	Dan Ferrone
<b>ADDRESS:</b>	8 PATAWALONGA FRONTAGE GLENELG NORTH SA 5045
<b>NATURE OF DEVELOPMENT:</b>	Two-level detached dwelling with walls located on the southern side and western boundaries and a semi-undercroft car park
<b>ZONING INFORMATION:</b>	<p>Zones:</p> <ul style="list-style-type: none"><li>• General Neighbourhood</li></ul> <p>Overlays:</p> <ul style="list-style-type: none"><li>• Aircraft Noise Exposure</li><li>• Airport Building Heights (Regulated)</li><li>• Affordable Housing</li><li>• Building Near Airfields</li><li>• Prescribed Wells Area</li><li>• Regulated and Significant Tree</li><li>• Stormwater Management</li><li>• Urban Tree Canopy</li></ul>
<b>LODGEMENT DATE:</b>	21 Dec 2023
<b>RELEVANT AUTHORITY:</b>	Assessment Panel at City of Holdfast Bay
<b>PLANNING &amp; DESIGN CODE VERSION:</b>	P&D Code (in effect) - Version 2023.18 7/12/2023
<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

**Motion**

**280224/00003**

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 23035987, by Dan Ferrone 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. That the finished level of the crossover at the property boundary shall be a minimum of 75mm above the top of kerb in accordance with AS2890.1, and the maximum gradient of the driveway shall not be greater than 5% across the footpath, with the invert profile conforming to AS2876
3. Furthermore, the footpaths on either side shall be graded to the driveway preventing tripping hazards at this junction, without any steep grades along the footpath.
4. The provision for vehicle crossovers and inverts, and reinstatements of existing crossovers not required by the development, be constructed at the owner's expense.
3. 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.
4. 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.
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 S Reachill

**Carried**

**7. DEFERRED ITEMS - Nil**

**8. APPLICATIONS APPEAL UPDATE**

Update noted.

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

**Council Assessment Panel Operating Procedures**

Operating procedures discussion following the March or April Panel meeting.

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

The next meeting of the Council Assessment Panel will be held on Wednesday, 27 March 2024 in the Kingston Room, Civic Centre, 24 Jetty Road, Brighton.

**11. CLOSURE**

The meeting closed at 7.41 pm.

**PRESIDING MEMBER**