

Minutes of the Council Assessment Panel of the City of Holdfast Bay meeting held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 28 May 2025 at 7:00 pm.

MEMBERS PRESENT

Presiding Member – Y Svensson
T Pride
R Bateup
J Fleming

STAFF IN ATTENDANCE

Assessment Manager – B Victory
Manager Development Services – A Marroncelli
Development Officer Planning - D Spasic
Development Administration Lead - A Elliott

1. Opening

The Presiding Member, Y Svensson declared 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 - S Reachill

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 meeting held on 23 April 2025 be taken as read and confirmed.

Moved J Fleming, Seconded T Pride

Carried

6. Applications Assessed under the Planning and Design Code

6.1 Joel Callander, 15 Sturt Street, Glenelg North (Report No 135/25)

DEVELOPMENT NO.:	24035929
APPLICANT:	Joel Callander
ADDRESS:	15 STURT ST GLENELG NORTH SA 5045
NATURE OF DEVELOPMENT:	Two level residential flat building comprising 2 dwellings
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none"> • Established Neighbourhood <p>Overlays:</p> <ul style="list-style-type: none"> • Aircraft Noise Exposure • Airport Building Heights (Regulated) • Affordable Housing • Building Near Airfields • Character Area • 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 Frontage (Minimum frontage for a detached dwelling is 11m; semi-detached dwelling is 11m; row dwelling is 8m) • Minimum Site Area (Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm) • Maximum Building Height (Levels) (Maximum building height is 1 level)
LODGEMENT DATE:	25 Nov 2024
RELEVANT AUTHORITY:	Assessment panel at City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2024.21 21/11/2024
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Dean Spasic Development Officer - Planning

T Pride declared a conflict of interest due to knowing the applicant and left the meeting at 7.04pm.

Motion

280525/00020

Development Application Number 24035929 by Joel Callander is REFUSED Planning Consent for the following reasons:

1. The proposed building does not contribute to the prevailing character of the area. It does not sufficiently meet Character Area Overlay POs 2.1, 2.2 and 2.3 in terms of architectural design and form, as follows:
 - a. The form of the upper level building visible from the street is not consistent with the valued streetscape and character of the area.
 - b. Building height is not consistent with prevailing heights of the character area.
 - c. Architectural detailing, in particular the second level and front verandah, is not consistent with the prevailing character.
2. The proposed building does not respond to the attributes expressed in the Character Area Statement HoBC5. In particular, the dominant verandah is not consistent with the mid-Victorian era as it is in Bungalow styling.

Moved Y Svensson, Seconded J Fleming

Carried

Motion

280525/00021

That the Council Assessment Panel resolve 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 Y Svensson, Seconded J Fleming

Carried

T Pride returned to the meeting at 7.21pm

6.2 Beiler Constructions, 20 Paringa Avenue, Somerton Park (Report No 136/25)

DEVELOPMENT NO.:	25001043
APPLICANT:	Beiler Constructions
ADDRESS:	20 PARINGA AV SOMERTON PARK SA 5044
NATURE OF DEVELOPMENT:	Change in land use to and construction of a warehouse building
ZONING INFORMATION:	Zones: <ul style="list-style-type: none">• Employment Overlays: <ul style="list-style-type: none">• Airport Building Heights (Regulated)• Building Near Airfields• Hazards (Flooding - General)• Prescribed Wells Area• Regulated and Significant Tree• Traffic Generating Development
LODGEMENT DATE:	3 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
RECOMMENDING OFFICER:	Dean Spasic Development Officer - Planning

Motion

280525/00022

That the Council Assessment Panel resolve that Development Application Number 25001043, by Beiler Constructions is GRANTED Planning Consent subject to the following 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 Assessment Manager, prior to the granting of Development Approval:

1. Landscaping plan to provide increased detail with further plantings, sizes and species including trees, shrubs and ground cover suitable to the area.
2. Amended plans to provide an additional canopy to the southern elevation that matches the eastern elevation, and additional wall texture or feature treatments to the southern facade.

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 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.
3. That the development herein approved shall operate between the hours of 7am to 7pm Monday to Saturday and 9am to 5pm Sundays inclusive, unless written approval to vary the times is given by Council.
4. That the applicant or other persons making use of the development now approved, shall cultivate, tend and nurture the trees, shrubs and groundcovers intended to be established upon the subject land, replacing from time to time, any such landscaping that dies or becomes diseased with others of the same respective varieties or of such varieties as the Council shall approve in writing.

Moved Y Svensson, Seconded R Bateup

Carried

Motion

280525/00023

RECOMMENDATION

That the Council Assessment Panel resolve 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 Y Svensson, Seconded T Pride

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 June 2025 in the Kingston Room, Civic Centre, 24 Jetty Road, Brighton.

9. CLOSURE

The meeting closed at 7.43pm.

PRESIDING MEMBER