

Minutes of the Council Assessment Panel of the City of Holdfast Bay held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 23 January 2019 at 7:00pm.

MEMBERS PRESENT

Acting Presiding Member – D Bailey
G Goss
A Vine
R Clancy

STAFF IN ATTENDANCE

Manager Development Services – A Marroncelli
Team Leader Development Assessment – C Watson

1. OPENING

D Bailey welcomed the people in the gallery.

2. APOLOGIES

Apologies Received – J Newman
Absent – Nil

3. DECLARATION OF INTEREST

Members were reminded to declare their interest before each item.

4. CONFIRMATION OF MINUTES

Motion

230119/0001

That the minutes of the Council Assessment Panel held on 19 December 2018 be taken as read and confirmed.

Moved by R Clancy, Seconded by A Vine

Carried

5. COUNCIL ASSESSMENT MATTERS

5.1 CRAIG AND LEA HARGRAVES, 75 WHYTE STREET, SOMERTON PARK (Report No 01/19)

DA NO.	:	<u>110/00447/17</u>
APPLICANT	:	<u>CRAIG AND LEA HARGRAVES</u>
LOCATION	:	<u>75 WHYTE STREET, SOMERTON PARK</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 2 JUNE 2016</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>ALTERATIONS AND ADDITIONS LOCAL HERITAGE PLACE (SOMERLEA), CONSTRUCTION OF TWO STOREY GUEST HOUSE AND REMOVAL OF A REGULATED TREE (WILLOW MYRTLE)</u>
EXISTING USE	:	<u>DETACHED DWELLING AND OUTBUILDINGS</u>
REFERRALS	:	<u>NIL</u>
CATEGORY	:	<u>ONE</u>
REPRESENTATIONS	:	<u>NOT APPLICABLE</u>
RECOMMENDATION	:	<u>REFUSAL</u>

Motion

230119/0002

1. **The proposed development is NOT seriously at variance with the policies in the Development Plan.**
2. **Following a detailed assessment of the proposal against the provisions of the Holdfast Bay (City) Development Plan, the Council Assessment Panel considers that the proposed development is sufficiently at variance with the Development Plan and that Development Application 110/00447/17 be refused Development Plan Consent for the reason that it is contrary to Council Wide Design and Appearance Principles 1, 8 and 9, Heritage Places Objectives 3 and Principles 2 (a) and (h), 3, 6 and 10, Residential Development Principles 20 and 21. More specifically, the application does not meet the intent of the Development Plan in relation to:**
 - **Scale and siting of the northern addition;**
 - **Setbacks from the northern boundary;**
 - **Impact on the heritage character and prominence of a heritage place; and**
 - **The proposed new openings with quoins on the western elevation of Somerlea unduly interfere with the character of the heritage listed building.**

Moved A Vine, Seconded G Goss

Carried

6. REPORTS BY OFFICERS

6.1 Nil.

7. URGENT BUSINESS – SUBJECT TO THE LEAVE OF THE MEETING - Nil

8. CLOSURE

The meeting closed at 7:16 pm.

CONFIRMED Wednesday, 27 February 2019

PRESIDING MEMBER