

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 September 2020 at 8:00 pm.

MEMBERS PRESENT

Presiding Member – D Bailey
J Gronthos
M Bouchee
S Reachill

STAFF IN ATTENDANCE

Manager Development Services – A Marroncelli
Team Leader Development Assessment – C Watson
Team Leader Development Administration - A Elliott

1. OPENING

D Bailey welcomed the people in the gallery.

2. APOLOGIES

Apologies Received – Y Svensson
Absent – Nil

3. DECLARATION OF INTEREST

Members were reminded to declare their interest before each item.

4. CONFIRMATION OF MINUTES

Motion

230920/00023

That the minutes of the Council Assessment Panel held on 26 August 2020 be taken as read and confirmed.

Moved by J Gronthos, Seconded by S Reachill

Carried

5. COUNCIL ASSESSMENT MATTERS

5.1 Con Rollas, 43 Marine Parade, Seacliff (Report No 270/20)

| | |
|------------------------|---|
| DA NO.: | 110/00443/20 |
| APPLICANT: | CON ROLLAS |
| LOCATION: | 43 MARINE PARADE, SEACLIFF |
| DEVELOPMENT PLAN: | CONSOLIDATED 2 JUNE 2016 |
| ZONE AND POLICY AREA: | RESIDENTIAL CHARACTER ZONE - SEACLIFF POLICY AREA 12 |
| NATURE OF DEVELOPMENT: | MERIT |
| PROPOSAL: | CONSTRUCTION OF RETAINING WALL VARYING IN HEIGHT TO A MAXIMUM OF 2.1M SETBACK 1M FROM WHEATLAND STREET (RETROSPECTIVE APPLICATION) |
| REFERRALS: | NIL |
| CATEGORY: | THREE |
| REPRESENTATIONS: | ONE |
| RECOMMENDATION: | DEVELOPMENT PLAN CONSENT |

Motion

230920/00023

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 resolves to grant Development Plan Consent to Development Application 110/00443/20 subject to the following conditions:**

PLANNING CONDITIONS

1. **That the design and siting of the retaining wall shall be as shown on the plans submitted to and approved by Council unless varied by any subsequent conditions imposed herein.**
2. **That landscaping comprising of semi mature trees and shrubs shall be planted between the retaining wall and the northern and western side boundaries to the reasonable satisfaction of Council. The trees shall have a minimum height of 1500mm and the shrubs a minimum height and breadth of 300mm when planted. Any such vegetation shall be replaced if and when it dies or becomes seriously diseased.**
3. **That the retaining wall be painted in a colour that matches or blends with the existing dwelling.**

Moved J Gronthos, Seconded S Reachill

Carried

**5.2 Rosedale Homes Pty Ltd, 215 Seacombe Road, South Brighton
(Report No 271/20)**

| | | |
|------------------------|---|---|
| DA NO. | : | <u>110/00325/20</u> |
| APPLICANT | : | <u>ROSSDALE HOMES PTY LTD</u> |
| LOCATION | : | <u>215 SEACOMBE ROAD, SOUTH BRIGHTON</u> |
| DEVELOPMENT PLAN | : | <u>CONSOLIDATED 2 JUNE 2016</u> |
| ZONE AND POLICY AREA | : | <u>RESIDENTIAL</u> |
| NATURE OF DEVELOPMENT: | | <u>MERIT</u> |
| PROPOSAL | : | <u>TWO STOREY DETACHED DWELLING WITH INTEGRAL GARAGE ADJOINING EASTERN BOUNDARY</u> |
| EXISTING USE | : | <u>SINGLE STOREY DETACHED DWELLING</u> |
| REFERRALS | : | <u>NIL</u> |
| CATEGORY | : | <u>TWO</u> |
| REPRESENTATIONS | : | <u>ONE</u> |
| RECOMMENDATION | : | <u>DEVELOPMENT PLAN CONSENT WITH CONDITIONS AND RESERVED MATTER</u> |

Speakers: George Panou and Garth Heynen, Heynen Planning Consultants

Motion

230920/00024

- 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 resolves to grant Development Plan Consent, to Development Application 110/00325/20 subject to the following conditions and reserved matter:**

Reserved Matter

The following detailed information shall be submitted for further assessment and approval by the Assessment Manager as a reserved matter pursuant to Section 33(3) of the Development Act 1993:

- 1. Amended storm water documentation shall be submitted to Council for approval and shall be to the requirements and satisfaction of Council's engineer.**

Pursuant to Section 33(1) of the Development Act 1993, the Council Assessment Panel reserves its decision on the form and substance of any further conditions of development plan consent that it considers appropriate to impose in respect of the reserved matter set out above.

Planning Conditions

1. That the design and siting of all buildings and structures and site works shall be as shown on the amended plans submitted to and approved by Council unless varied by any subsequent conditions imposed herein.
2. That the premises shall be maintained, kept tidy, free of graffiti and in good repair and condition to the reasonable satisfaction of Council at all times.
3. That the premises shall not be used, directly or indirectly, for the purpose now approved until all work has been completed in accordance with the plan approved and the conditions of consent have been complied with, except those conditions that continue to apply.
4. That landscaping shall comprise where practicable, trees and shrubs that are indigenous to the local area and are semi mature or of fast growing tubestock. All such landscaping shall be established within 3 months of substantial completion of the development and any such vegetation shall be replaced if and when it dies or becomes seriously diseased.
5. That all domestic mechanical plant and equipment including refrigerated air conditioners, but excluding evaporative air conditioners, shall be mounted on the ground and fitted with an approved acoustic enclosure incorporating correctly designed ventilation, to minimise environmental harm, which includes nuisance from noise, to occupants on adjacent premises.

Note: Consultation with the adjoining neighbours to the immediate east occur regarding any impact on the retaining walls on the boundary prior to the commencement of any work on the site.

Moved M Bouchee, Seconded J Gronthos

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 8.46 pm.

CONFIRMED Wednesday, 28 October 2020

PRESIDING MEMBER