

Minutes of the Council Assessment Panel of the City of Holdfast Bay held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 24 July 2019 at 7:00pm.

MEMBERS PRESENT

Presiding Member – J Newman
G Goss
R Clancy
J Gronthos

STAFF IN ATTENDANCE

Manager Development Services – A Marroncelli
Team Leader Development Administration – A Elliott

1. OPENING

J Newman welcomed the people in the gallery.

2. APOLOGIES

Apologies Received – D Bailey

Absent – Nil

3. DECLARATION OF INTEREST

Members were reminded to declare their interest before each item.

4. CONFIRMATION OF MINUTES

Motion

240719/00026

That the minutes of the Council Assessment Panel held on 26 June 2019 be taken as read and confirmed.

Moved by J Gronthos, Seconded by G Goss

Carried

5. COUNCIL ASSESSMENT MATTERS

5.1 Scott Vasey, 1 Helen Street, Glenelg North (Report No 273/19)

DA NO.	:	110/00350/19
APPLICANT	:	SCOTT VASEY
LOCATION	:	1 HELEN STREET, GLENELG NORTH
DEVELOPMENT PLAN	:	CONSOLIDATED 2 JUNE 2016
ZONE AND POLICY AREA	:	RESIDENTIAL, MEDIUM DENSITY POLICY AREA 5
NATURE OF DEVELOPMENT:		MERIT
PROPOSAL	:	COMMUNITY TITLE LAND DIVISION CREATING 6 LOTS FROM ONE ALLOTMENT AND THE CONSTRUCTION OF A RESIDENTIAL FLAT BUILDING COMPRISING 6 TWO STOREY DWELLINGS
EXISTING USE	:	DETACHED DWELLING
REFERRALS	:	DPTI
CATEGORY	:	TWO
REPRESENTATIONS	:	SEVEN
RECOMMENDATION	:	DEVELOPMENT APPROVAL (LAND DIVISION) AND DEVELOPMENT PLAN CONSENT WITH CONDITIONS

Motion

240719/00027

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 (land use) and Development Approval (land division) to Development Application 110/00350/19, subject to the following conditions:

Planning Consent Conditions

1. That the design and siting of all buildings and structures and site works shall be as shown on the plans submitted to and approved by Council unless varied by any subsequent conditions imposed herein.
2. That the following noise control features shall be incorporated or exceeded in the development relating to all Dwellings:
 - ceiling insulation to have a density of at least 40kg/m³ with a minimum of 90mm thickness.
 - windows to be comprised of 6mm laminated glass.
 - any ventilation openings to be acoustically treated.

3. That stormwater from each dwelling shall be collected and connected to a 1000 litre (minimum) rainwater tank with a sealed system over flow connection to the street water table. Final details of the location and size of the tank(s) shall be submitted to Council for approval prior to the issue of full Development Approval. Furthermore, all stormwater from the dwelling and the site shall be collected and disposed of in a manner that does not adversely affect any properties adjoining the site or the stability of any building on adjacent sites.

NOTE: Stormwater shall not be disposed of over a vehicle crossing place and any connection to the street water table, including remedial works to footpaths, verges or other Council infrastructure, is subject to any necessary approvals from Council and will be at the applicant's cost.

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 to the reasonable satisfaction of Council.
5. That all upstairs windows on the western and northern elevations shall have minimum window sill heights of 1.7 metres above the finished floor level, or any glass below shall be manufactured obscured glass and fixed shut.

Land Division Conditions

DPTI Conditions

1. All vehicular access to/from the site shall be in general accordance with the plan of division provided by Weber Frankiw Surveyors, Reference 7919div, dated 15 May 2019.
2. Stormwater run-off shall be collected on-site and discharged without jeopardising the integrity and safety of the adjacent road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicants cost.

State Commission Assessment Panel Conditions

3. Payment of \$36,265.00 into the Planning and Development Fund (5 allotment/s @ \$7,253.00/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Department of Planning, Transport and Infrastructure marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, by cheque or credit card, at Level 5, 50 Flinders Street, Adelaide.
4. The financial requirements of the S A Water Corporation shall be met for the provision of water supply and sewerage services. (S A Water H0084650).

The developer must inform potential purchasers of the community lots in regards to the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.

For SA Water to assess this application, the developer must advise SA Water the preferred servicing option. Information can be found at: <http://www.sawater.com.au/developers-and-builders/building,-developing-and-renovating-your-property/subdividing/community-title-development-factsheets-and-information>. For queries call SAW Land Developments on 74241119

- 5. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.**

Council Conditions

- 6. That the proposed division shall be as shown on the plans submitted to and approved by Council unless varied by any subsequent conditions imposed herein.**
- 7. That all existing structures be removed from the subject land prior to the issue of Section 51 Clearance.**

Moved J Gronthos, Seconded G Goss

Carried

5.2 Finesse Built, 35 Patawalonga Frontage, Glenelg North (Report No 274/19)

DA NO.	:	<u>110/00007/19</u>
APPLICANT	:	<u>FINESSE BUILT</u>
LOCATION	:	<u>35 PATAWALONGA FRONTAGE, GLENELG NORTH</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 2 JUNE 2016</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL ZONE</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>TORRENS TITLE LAND DIVISION CREATING TWO ALLOTMENTS FROM ONE ALLOTMENT</u>
EXISTING USE	:	<u>RESIDENTIAL</u>
REFERRALS	:	<u>NOT APPLICABLE</u>
CATEGORY	:	<u>ONE</u>
REPRESENTATIONS	:	<u>NOT APPLICABLE</u>
RECOMMENDATION	:	<u>DEVELOPMENT APPROVAL</u>

Motion

240719/00028

- 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 Holdfast Bay (City) Development Plan, the Council Assessment Panel resolves to grant Development Approval to Development Application 110/00007/19 for a Torrens Title land division creating two allotments from one allotment at 35 Patawalonga Frontage, Glenelg North subject to the following conditions:**

PLANNING CONDITIONS

1. **The proposal shall be implemented as shown on the plan of division prepared Symonds Ryan and Cornish reference number 181202 unless varied by any subsequent conditions imposed herein.**
2. **That the applicant shall advise Council in writing of the demolition of all buildings, structures, footings, pipes and other deleterious materials have been removed from the site in order that Section 51 Clearance may be granted.**
3. **A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.**

The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.

On receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non standard fees.

On approval of the application, it is the developers/owners responsibility to ensure all internal pipework (water and wastewater) that crosses the allotment boundaries has been severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

Moved G Goss, Seconded R Clancy

Carried

5.3 Finesse Built, 35 Patawalonga Frontage, Glenelg North (Report No 275/19)

DA NO.	:	110/00953/18
APPLICANT	:	FINESSE BUILT
LOCATION	:	35 PATAWALONGA FRONTAGE, GLENELG NORTH
DEVELOPMENT PLAN	:	CONSOLIDATED 2 JUNE 2016
ZONE AND POLICY AREA	:	RESIDENTIAL ZONE
NATURE OF DEVELOPMENT:		MERIT
PROPOSAL	:	TWO, TWO STOREY DETACHED DWELLINGS WITH THE GARAGE WALL OF RESIDENCE TWO LOCATED ON NORTHERN SIDE BOUNDARY AND A SWIMMING POOL AT THE REAR OF RESIDENCE ONE
REFERRALS	:	NIL
CATEGORY	:	TWO
REPRESENTATIONS	:	NIL
RECOMMENDATION	:	DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS

Motion**240719/00029**

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 110/00953/18 subject to the following conditions:

PLANNING CONDITIONS

1. That the design and siting of all buildings and structures and site works shall be as shown on the plans submitted to and approved by Council unless varied by any subsequent conditions imposed herein.
2. That storm water from the dwellings shall be collected and connected to a 1000 litre (minimum) rainwater tank with a sealed system over flow connection to the street water table. Final details of the location and size of the tank(s) shall be submitted to Council for approval prior to the issue of full Development Approval. Furthermore, all storm water from the dwelling and the site shall be collected and disposed of in a manner that does not adversely affect any properties adjoining the site or the stability of any building on adjacent sites.

NOTE:

Storm water shall not be disposed of over a vehicle crossing place and any connection to the street water table, including remedial works to footpaths, verges or other Council infrastructure, is subject to any necessary approvals from Council and will be at the applicant's cost.

3. 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 to the reasonable satisfaction of Council.
4. That all upstairs windows on the northern, southern and western elevations shall have minimum window sill heights of 1.7 metres above finished floor level, or any glass below 1.7 metres shall be manufactured obscure glass and fixed shut or as otherwise approved by Council. Further details of this requirement shall be provided at Building Rules Assessment stage.
5. That the filter pump associated with the swimming pool be enclosed in such a way that noise levels do not exceed 45db(a) measured at adjoining property boundaries.

Moved G Goss, Seconded J Gronthos

Carried

5.4 PBS Australia, 6 Grenfell Street, Hove (Report No 276/19)

DA NO.	:	<u>110/00455/19</u>
APPLICANT	:	<u>PBS AUSTRALIA</u>
LOCATION	:	<u>6 GRENFELL STREET, HOVE</u>
DEVELOPMENT PLAN	:	<u>2 JUNE 2016</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL ZONE</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>VERANDAH AND CARPORT LOCATED FORWARD OF ASSOCIATED DETACHED DWELLING</u>
EXISTING USE	:	<u>RESIDENTIAL</u>
REFERRALS	:	<u>NIL</u>
CATEGORY	:	<u>ONE</u>
REPRESENTATIONS	:	<u>NOT APPLICABLE</u>
RECOMMENDATION	:	<u>DEVELOPMENT PLAN REFUSAL</u>

Motion

240719/00030

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 not consistent with the Development Plan and that Development Application 110/00455/19 be refused Development Plan Consent for the reason that it is contrary to:
 - General Section, Residential Development Principles of Development Controls 14(b) and 27(a) and (d);
 - Residential Zone Objective 3 and Principle of Development Control 6

More specifically, the application does not meet the intent of the Development Plan in relation to:

- **Preservation of existing development patterns and built form in the policy area;**
- **Does not contribute to the Desired Character of the Zone; and**
- **Is located forward of the main face of the dwelling.**

Moved J Gronthos, 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 7.32 pm.

CONFIRMED Wednesday, 28 August 2019

PRESIDING MEMBER