

**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 March 2021 at 7:02 pm.**

**MEMBERS PRESENT**

Presiding Member – D Bailey  
J Gronthos  
Y Svensson  
S Reachill  
M Bouchee  
J Fleming

**STAFF IN ATTENDANCE**

Manager Development Services – A Marroncelli  
Development Officers Planning– A Stamatopolous  
Team Leader Development Administration - A Elliott

**1. OPENING**

D Bailey welcomed the people in the gallery.

**2. APOLOGIES**

Apologies Received – Nil  
Absent – Nil

**3. DECLARATION OF INTEREST**

Members were reminded to declare their interest before each item.

**4. CONFIRMATION OF MINUTES**

**Motion**

**240321/00012**

**That the minutes of the Council Assessment Panel held on 24 February 2021 be taken as read and confirmed.**

Moved by J Gronthos, Seconded by S Reachill

**Carried**

## 5. COUNCIL ASSESSMENT MATTERS

### 5.1 Amber Bragg, 27 Addison Road, Hove (Report No 86/21)

|                        |   |   |
|------------------------|---|---|
| DA NO.                 | : | 110/00053/21                                    |
| APPLICANT              | : | AMBER BRAGG                                     |
| LOCATION               | : | 27 ADDISON ROAD, HOVE                           |
| DEVELOPMENT PLAN       | : | CONSOLIDATED 2 JUNE 2016                        |
| ZONE AND POLICY AREA   | : | RESIDENTIAL ZONE – MEDIUM DENSITY POLICY AREA 5 |
| NATURE OF DEVELOPMENT: |   | MERIT   |
| PROPOSAL               | : | CARPORT LOCATED FORWARD OF EXISTING DWELLING    |
| REFERRALS              | : | NIL   |
| CATEGORY               | : | ONE   |
| RECOMMENDATION         | : | DEVELOPMENT PLAN REFUSAL                        |

#### Motion

240321/00013

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 110/00053/21 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)&(d); and**
  - **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;**
- **The Desired Character of the Zone;**
- **Carport sited forward of the dwelling; and**
- **Compatibility with the primary setback character of locality.**

Moved M Bouchee, Seconded J Gronthos

**Carried**

M Bouchee declared a perceived conflict of interest for Item 5.2 Louie Wallace, 13 Gilles Avenue, Glenelg (Report No 87/21). The nature of the perceived conflict of interest (pursuant to Section 75 and 75A of the *Local Government Act 1999* was that she had previously received information from Her Worship the Mayor regarding this application. M Bouchee dealt with the perceived interest by making it known and leaving the meeting at 7.10pm.

J Fleming joined the meeting as Deputy Elected Member in replacement of Councillor M Bouchee due to the conflict of interest at 7.10pm

**5.2 Louise Wallace, 13 Giles Avenue, Glenelg (Report No 87/21)**

|                        |   |  |
|------------------------|---|--|
| DA NO.                 | : | <u>110/00979/20</u>  |
| APPLICANT              | : | <u>LOUISE WALLACE</u>  |
| LOCATION               | : | <u>13 GILES AVENUE, GLENELG</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>SINGLE STOREY DWELLING ADDITIONS WITH<br/>WALL LOCATED ON WESTERN SIDE BOUNDARY<br/>AND CARPORT LOCATED FORWARD OF THE<br/>DWELLING</u> |
| REFERRALS              | : | <u>NIL</u>   |
| CATEGORY               | : | <u>TWO</u>   |
| RECOMMENDATION         | : | <u>DEVELOPMENT PLAN CONSENT</u>  |

**Motion****240321/00014**

- 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 110/00979/20 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)&(d); and 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 and predominant development patterns and built form in the street; and**
- The Desired Character of the Zone.**

Moved Y Svensson, Seconded J Fleming

**Carried**

M Bouchee re-joined the meeting at 7.27pm.

**6. REPORTS BY OFFICERS - Nil**

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

**8. CLOSURE**

The meeting closed at 7.28 pm.

**CONFIRMED      Wednesday, 28 April 2021**

**PRESIDING MEMBER**