

Minutes of the Council Assessment Panel of the City of Holdfast Bay held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 26 August 2020 at 7:00 pm.

MEMBERS PRESENT

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

STAFF IN ATTENDANCE

Manager Development Services – A Marroncelli
Development Officer Planning– A Stamatopolous
Business Partner Transition and Policy Planning - M Gates
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

260820/00021

That the minutes of the Council Assessment Panel held on 22 July 2020 be taken as read and confirmed.

Moved by J Gronthos, Seconded by Y Svensson

Carried

5. COUNCIL ASSESSMENT MATTERS

5.1 Simon White, 42 Mary Street, Glenelg North (Report No 235/20)

DA NO.	:	110/00405/20
APPLICANT	:	SIMON WHITE
LOCATION	:	42 MARY STREET, GLENELG NORTH
DEVELOPMENT PLAN	:	CONSOLIDATED 2 JUNE 2016
ZONE AND POLICY AREA	:	RESIDENTIAL CHARACTER ZONE - STREETScape POLICY AREA 14 (GLENELG AND GLENELG NORTH)
NATURE OF DEVELOPMENT:		MERIT
PROPOSAL	:	DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW TWO STOREY DETACHED DWELLING WITH WALL LOCATED ON SOUTHERN BOUNDARY, PERGOLA LOCATED FORWARD OF DWELLING, MASONRY WALL LOCATED ON NORTHERN SIDE BOUNDARY, BASEMENT AND SWIMMING POOL
REFERRALS	:	NIL
CATEGORY	:	ONE
RECOMMENDATION	:	DEVELOPMENT PLAN CONSENT

Motion

260820/00022

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 seriously at variance with the Development Plan and that Development Application 110/00405/20 be refused Development Plan Consent for the reason that it is contrary to Council Wide Principle 14(b), 19 and Residential Character Zone Objectives 1. More specifically, the application does not meet the intent of the Development Plan in that:

- The design and scale of the development does not respect or enhance the policies of the Character Area;
- The development does not enhance or complement the existing streetscape in terms of bulk, scale and façade details;
- The development is not reflective or consistent with the front setbacks of the adjacent sites;
- The development lacks the positive and prevailing architectural design and detailing of the localised character;
- The development does not exhibit typical residential design forms that are complimentary to the predominant established character of the Policy Area;
- The development does not incorporate pitched roof forms together with the prevailing verandah and portico elements established in the Policy Area;
- The associated carport facing the street dominates the streetscape and is not designed to be located at least 0.5 metres behind the main face of the associated dwelling; and

- **The main face of the building is not setback from the primary frontage to represent the average setback of adjacent buildings.**

Moved by Y Svensson, Seconded by M Bouchee

Carried

6. REPORTS BY OFFICERS

6.1 Planning Reforms

M Gates, Business Partner Transition and Policy Planning gave a presentation on Planning Reform – Planning and Design Code.

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

8. CLOSURE

The meeting closed at 9.25 pm.

CONFIRMED Wednesday, 23 September 2020

PRESIDING MEMBER