

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 June 2016 at 7:00pm.

MEMBERS PRESENT

Presiding Member – J Newman
G Goss
D Bailey
R Clancy
J Gronthos

STAFF IN ATTENDANCE

Manager Development Services – A Marroncelli
Team Leader Development Assessment – C Watson
Development Officers – A Stamatopolous and D Spasic

1. OPENING

J Newman 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

260619/00022

That the minutes of the Council Assessment Panel held on 22 May 2019 be taken as read and confirmed.

Moved by D Bailey, Seconded by G Goss

Carried

5. COUNCIL ASSESSMENT MATTERS

5.1 Roksolid Construction, 5 Strickland Road, Kingston Park (Report No 228/19)

DA NO.	:	<u>110/00175/19</u>
APPLICANT	:	<u>ROKSOLID CONSTRUCTION</u>
LOCATION	:	<u>5 STRICKLAND ROAD, KINGSTON PARK</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>VARIATION TO DEVELOPMENT APPLICATION 110/00416/17 (TWO STOREY GROUP DWELLING AND RESIDENTIAL FLAT BUILDING COMPRISING TWO DWELLINGS) – COMPRISING THE CONSTRUCTION OF AN UPPER ROOF TERRACE ON RESIDENCE ONE</u>
REFERRALS	:	<u>NIL</u>
CATEGORY	:	<u>THREE</u>
REPRESENTATIONS	:	<u>TWO</u>
RECOMMENDATION	:	<u>DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS</u>

Motion

260619/00023

- 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 110/00175/19 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 adequate provision be made for the disposal of stormwater to the reasonable satisfaction of Council. Where possible, stormwater should be retained on site by the use of natural drainage methods.**

Moved R Clancy, Seconded J Gronthos

Carried

5.2 State Surveys, 58 Harrow Road, Somerton Park (Report No 229/19)

DA NO.	:	110/00227/19
APPLICANT	:	STATE SURVEYS
LOCATION	:	58 HARROW ROAD, SOMERTON PARK
DEVELOPMENT PLAN	:	CONSOLIDATED 2 JUNE 2016
ZONE AND POLICY AREA	:	RESIDENTIAL
NATURE OF DEVELOPMENT:	:	MERIT
PROPOSAL	:	TORRENS TITLE LAND DIVISION CREATING TWO ALLOTMENTS FROM ONE ALLOTMENT AND CONSTRUCTION OF A PAIR OF TWO STOREY SEMI-DETACHED DWELLINGS
EXISTING USE	:	DETACHED DWELLING
REFERRALS	:	NIL
CATEGORY	:	ONE
REPRESENTATIONS	:	NOT APPLICABLE
RECOMMENDATION	:	DEVELOPMENT PLAN CONSENT

Motion**260619/00024**

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 110/00227/19 comprising a Torrens title land division creating two allotments from one allotment and construction of a pair of two storey semi-detached dwellings at 58 Harrow Road, Somerton Park.

PLANNING CONDITIONS

1. The proposal shall be implemented as shown on the plan of division prepared by State Surveys, Reference 18530 dated 14/03/2019 and plans prepared by Regent Homes, Job No 1738/1739, Drawing No PD01, PD1A, PD02, PD03, PD04 and PD05, dated 12/04/2019 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. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services. An investigation will be carried out to determine if the connection/s to your development will be costed as standard or non-standard. 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.**
- 4. Payment of \$7253 into the Planning and Development Fund (1 allotment(s) @ \$7253/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 and marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 50 Flinders Street, Adelaide.**
- 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 State Commission Assessment Panel for Land Division Certificate purposes.**
- 6. That a landscaping plan shall be provided to council for assessment prior to the issue of Development Approval. The landscaping plan shall contain mature tree species, with all vegetation to be planted within the optimal planting season immediately following completion of construction, and maintained thereafter to the reasonable satisfaction of council.**
- 7. That both driveway crossovers shall have a maximum width of 3 metres, with the technical details of each provided to council's Technical Services division for assessment prior to construction.**

Moved R Clancy, Seconded G Goss

Carried

5.3 Karl Bechtold, 75A Harrow Road, Somerton Park (Report No 230/19)

DA NO.	:	<u>110/00100/19</u>
APPLICANT	:	<u>KARL BECHTOLD</u>
LOCATION	:	<u>75A HARROW ROAD, SOMERTON PARK</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 2 JUNE 2016</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL</u>
NATURE OF DEVELOPMENT:		<u>COMPLYING WITH LIMITED ASSESSMENT</u>
PROPOSAL	:	<u>TWO STOREY DETACHED DWELLING</u>
EXISTING USE	:	<u>VACANT SITE</u>
REFERRALS	:	<u>NIL</u>
CATEGORY	:	<u>ONE</u>
REPRESENTATIONS	:	<u>NOT APPLICABLE</u>
RECOMMENDATION	:	<u>DEVELOPMENT PLAN CONSENT</u>

Motion**260619/00025**

- 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 110/00100/19 comprising construction of a two storey detached dwelling.**

PLANNING CONDITIONS

- 1. That the design and siting of all buildings and structures and site works shall be as shown on the plans approved by Council.**

Note: The swimming pool does not form part of this decision and requires a separate development application.

Note: The applicant liaise with Council's Technical Services division as to the specific design requirements for the driveway crossover prior to the commencement of construction. The driveway crossover shall be designed to achieve a maximum width of 3 metres.

Moved R Clancy, Seconded D Bailey

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 7:25 pm.

CONFIRMED Wednesday, 24 July 2019

PRESIDING MEMBER