

Minutes of the Council Assessment Panel of the City of Holdfast Bay held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 27 February 2019 at 7:00pm.

MEMBERS PRESENT

Presiding Member – J Newman

G Goss

D Bailey

A Vine

R Clancy

STAFF IN ATTENDANCE

Manager Development Services – A Marroncelli

Development Officers – A Stamatopolous, 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

270219/0003

That the minutes of the Council Assessment Panel held on 23 January 2019 be taken as read and confirmed.

Moved by A Vine, Seconded by D Bailey

Carried

5. COUNCIL ASSESSMENT MATTERS

5.1 Sam Stagg, 21 Golflands Terrace, Glenelg North (Report No 67/19)

DA NO.	:	110/00846/18
APPLICANT	:	SAM STAGG
LOCATION	:	21 GOLFLANDS TERRACE, GLENELG NORTH
DEVELOPMENT PLAN	:	CONSOLIDATED 2 JUNE 2016
ZONE AND POLICY AREA	:	RESIDENTIAL ZONE
NATURE OF DEVELOPMENT	:	MERIT
PROPOSAL	:	SHED LOCATED TO REAR OF DWELLING ON EASTERN SIDE BOUNDARY
REFERRALS	:	NIL
CATEGORY	:	TWO
REPRESENTATIONS	:	TWO
RECOMMENDATION	:	DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS

Speakers: L Johnson, G Milograd and S Stagg

Motion

270219/0003

1. The proposed development is not seriously at variance with the policies in the Development Plan; and
2. That following a detailed assessment of the proposal against the Holdfast Bay Development Plan, and consideration of representations, the application is considered reasonably consistent with the relevant provision in the Development Plan and that the Council Assessment Panel resolves to grant Development Plan Consent to Development Application 110\00846\18 subject to the following reserved matters and planning conditions:

Reserved Matters

1. That pursuant to Section 33(1) of the Development Act 1993 the Council Assessment Panel reserves its decision on the form and siting of the garage, which is delegated to the Assessment Manager following provision by the applicant of detailed plans for the following reserved matters requiring further assessment, prior to Development Approval of the application:
 - 1.1. The applicant shall supply an amended site plan showing a minimum setback of 600mm between the eastern wall of the garage and the adjacent property boundary;
 - 1.2. The applicant shall supply amended plans showing a reduction in the overall wall height of the garage from 3300mm to a maximum height of 3100mm; and

- 1.3 The applicant shall supply amended plans showing deletion of the personal access door located on the northern elevation, to be replaced with a solid, blank wall.**

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 construction shall take place between 7am and 7pm Monday to Saturday and not on Sundays or public holidays. All such work shall be undertaken in such a manner so as not to, in the reasonable opinion of Council, cause any nuisance or annoyance to any of the occupiers of buildings within the locality. Any work outside of these hours requires the written approval of Council.**
- 3. 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.**
- 4. That the domestic outbuilding approved herein shall be used for domestic purposes only and the incidental parking of motor vehicles belonging to the owner of the land. No activities shall be undertaken that would create any appreciable noise, smoke, smell, dust or other nuisances.**

Moved R Clancy, Seconded G Goss

Carried

**5.2 DAS Architecture and Design Studio, 3 Mokari Avenue, Somerton Park
(Report No 68/19)**

DA NO.	:	<u>110/00897/18</u>
APPLICANT	:	<u>DAS ARCHITECTURE AND DESIGN STUDIO</u>
LOCATION	:	<u>3 MOKARI AVENUE, SOMERTON 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>SINGLE STOREY DETACHED DWELLING WITH VERANDAH AT REAR AND INTEGRAL GARAGE LOCATED ON THE SOUTHERN SIDE BOUNDARY</u>
EXISTING USE	:	<u>RESIDENTIAL</u>
REFERRALS	:	<u>NOT APPLICABLE</u>
CATEGORY	:	<u>TWO</u>
REPRESENTATIONS	:	<u>ONE</u>
REPRESENTATOR SPEAKING	:	<u>NIL</u>
APPLICANT SPEAKING	:	<u>NOT APPLICABLE</u>
RECOMMENDATION	:	<u>DEVELOPMENT PLAN CONSENT</u>

Motion

270219/0004

- 1. The proposed development is not seriously at variance with the policies in the Development Plan; and**
- 2. That following a detailed assessment of the proposal against the Holdfast Bay Development Plan, the application is considered reasonably consistent with the relevant provision in the Development Plan and that the Council Assessment Panel resolves to grant Development Plan Consent to Development Application 110\00897\18 subject to the following planning conditions:**

Planning Conditions

- 1. That the design and siting of all buildings and structures and site works shall be as shown on the plans prepared by Andrew & Associates Surveyors & Development Consultants, Drawing No. 218167-1 dated 12/06/2018 and plans prepared by DAS Studio, Job No. 1803, Drawing No. DA01, DA02 & DA04 dated 13/11/2018 and DA03, DA05 & DA06 dated 23/11/2018 Revision A submitted to and approved by Council unless varied by any subsequent conditions imposed herein.**
- 2. Landscaping shall be established within the front, side and rear yards where practicable, including trees, plants and grasses of 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.**
- 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. That construction shall take place between 7am and 7pm Monday to Saturday and not on Sundays or public holidays. All such work shall be undertaken in such a manner so as not to, in the reasonable opinion of Council, cause any nuisance or annoyance to any of the occupiers of buildings within the locality. Any work outside of these hours requires the written approval of Council.
5. That dust emissions from the site shall be controlled by a dust suppressant or by watering (subject to any relevant water restrictions) regularly to the reasonable satisfaction of Council.
6. That the builder shall at all times provide and maintain a waste receptacle to the reasonable satisfaction of Council on the site in which and at all times all builder's waste shall be contained for the duration of the construction period and the receptacle shall be emptied as required.
7. That all hard building materials, waste and litter on site be stored in a manner that secures it on site during the construction works.
8. That no solid or liquid trade wastes be discharged to the stormwater system.
9. That all domestic mechanical plant and equipment, including air conditioners, should be selected, designed, and installed to comply with the following mandatory criteria:
 - (a) Noise level not to exceed 52dB(A) between the hours of 7am and 10pm when measured and adjusted at the nearest residential zone interface in accordance with the Environment Protection (Noise) Policy 2007*, and
 - (b) Noise level not to exceed 45dB(A) between the hours of 10pm and 7am when measured and adjusted at the nearest residential zone interface in accordance with the Environment Protection (Noise) Policy 2007*, and
 - (c) Where marked with an * the above noise levels must include a penalty for each characteristic where tonal/modulating/impulsive/low frequency characteristics are

**present in accordance with the Environment Protection (Noise)
Policy 2007.**

Moved A Vine, 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 7:42pm.

CONFIRMED Wednesday, 27 March 2019

PRESIDING MEMBER