

5.1 Wilcot Drafting, 282 Seacombe Road, Seacliff Park (Report No 323/20)

DA NO.	:	110/00418/20
APPLICANT	:	WILCOT DRAFTING
LOCATION	:	282 SEACOMBE ROAD, SEACLIFF PARK
DEVELOPMENT PLAN	:	CONSOLIDATED 2 JUNE 2016
ZONE AND POLICY AREA	:	RESIDENTIAL ZONE
NATURE OF DEVELOPMENT:		MERIT
PROPOSAL	:	CONSTRUCTION OF A TWO STOREY DETACHED DWELLING WITH GARAGE WALL ON EASTERN SIDE BOUNDARY AND SINGLE STOREY DETACHED DWELLING
EXISTING USE	:	RESIDENTIAL
CATEGORY	:	TWO
REPRESENTATIONS	:	TWO
RECOMMENDATION	:	DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS

5.2 George Christopoulos, 681 Brighton Road, Seacliff (Report No 324/20)

DA NO.	:	110/00372/20
APPLICANT	:	GEORGE CHRISTOPOULOS
LOCATION	:	681 BRIGHTON ROAD, SEACLIFF
DEVELOPMENT PLAN	:	CONSOLIDATED 2 JUNE 2016
ZONE AND POLICY AREA	:	RESIDENTIAL ZONE, MEDIUM DENSITY POLICY AREA 5
NATURE OF DEVELOPMENT:		MERIT
PROPOSAL	:	FOUR, TWO STOREY GROUP DWELLINGS
EXISTING USE	:	RESIDENTIAL
CATEGORY	:	TWO
REPRESENTATIONS	:	ONE
RECOMMENDATION	:	DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS

Speakers: Kane McLean and Lou Fantasia

Motion**281020/00027**

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 to Development Application 110/00372/20 comprising the construction of a four, two storey group dwellings at 681 Brighton Road, Seacliff.**

PLANNING CONDITIONS

1. **The proposal shall be implemented as shown on the plans prepared by KP Squared Engineering, Civil Plan, Project No. 181011, Drawing No. C2 and plans prepared by DJG Designs, Sheets 1, 2, 3, and 4 unless varied by any subsequent conditions imposed herein.**
2. **Landscaping shall be established within the common land, front, side and rear yards, and comprise trees, shrubs and grasses that are established prior to occupation and maintained to the reasonable satisfaction of Council.**
3. **That all upstairs windows, except for the eastern elevation of 'Dwelling 1' 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 or as otherwise approved by Council. Further details of this requirement shall be provided at Building Rules Consent stage for further assessment by Council.**

- 4. All upstairs balconies shall have fixed screens to 1.7 metres in height incorporating a combination of solid glass and slats (slats to have maximum 10mm gaps and minimum 15mm depth) above the balcony floor level so as to prevent views into adjacent residential properties, the details of which shall be provided to Council prior to issuing Building Consent.**
- 5. 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.**
- 6. 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.**
- 7. 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.**
- 8. All access to Brighton Road shall be gained via the access shown on Damien J Griffin Designs, Drawing No. BRI-681-19, Sheet 4 of 8 dated 11 September 2020 together with additional flaring to the road to maximise ease of access.**
- 9. All vehicles shall enter and exit the site in a forward direction.**
- 10. The shared driveway and internal manoeuvring areas shall be clear of all obstructions.**
- 11. Clear sightlines, as shown in Figure 3.3 'Minimum Sight Lines for Pedestrian Safety' in AS/NZS 2890.1:2004, shall be provided at the property line to ensure adequate visibility between vehicles leaving the site and pedestrians on the adjacent footpath.**
- 12. The redundant crossover shall be closed and reinstated to Council's satisfaction at the applicant's cost prior to the dwellings becoming habitable.**
- 13. Stormwater run-off shall be collected on-site and discharged without jeopardising the safety and integrity of the road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.**

- 14. Stormwater pump station shall be relocated away from the northern boundary and be appropriately attenuated so as to minimise noise impact on adjacent residences. Further details of this requirement shall be provided at Building Rules Consent stage.**
- 15. Landscaping shall be established in accordance with the Site Plan Sheet 4 of 8 with any variation regarding the north western tree provided to Council prior to issuing Development Approval.**
- 16. That details of noise attenuation measures for windows pertaining to 'Dwelling 1' be provided at Building Rules Consent stage for further assessment by Council.**

Moved Y Svensson, Seconded M Bouchee

Carried

5.3 Domain Building Group, 8 Hamilton Street, Glenelg North (Report No 325/20)

DA NO. :	110/00528/20
APPLICANT :	DOMAIN BUILDING GROUP
LOCATION :	8 HAMILTON STREET, GLENELG NORTH
DEVELOPMENT PLAN:	CONSOLIDATED 2 JUNE 2016
ZONE AND POLICY AREA :	RESIDENTIAL ZONE
NATURE OF DEVELOPMENT:	MERIT
PROPOSAL :	TWO, TWO STOREY SEMI-DETACHED DWELLINGS WITH ASSOCIATED SWIMMING POOLS
REFERRALS :	NIL
CATEGORY :	ONE
REPRESENTATIONS :	NOT APPLICABLE
RECOMMENDATION :	DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS

Motion**281020/00028**

- 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 provisions of the Holdfast Bay (City) Development Plan, the Council Assessment Panel resolves to grant Development Plan Consent to Development Application 110/00528/20 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, western and eastern elevations shall have minimum window sill heights of 1.7 metres above finished floor level, or any glass below 1.7metres shall be manufactured obscure glass and fixed 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) between the hours of 10pm and 7am and 52db(a) between 7am and 10pm measured at adjoining property boundaries.

Moved J Gronthos, Seconded S Reachill

Carried