

**Minutes of the Council Assessment Panel of the City of Holdfast Bay held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 23 May 2018 at 7:00pm.**

**MEMBERS PRESENT**

Presiding Member – J Newman

G Goss

D Bailey

A Vine

R Clancy

**STAFF IN ATTENDANCE**

Team Leader Development Assessment – C Watson

Development Officers – D Spasic and M Gates

**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**

**230518/0021**

**That the minutes of the Council Assessment Panel held on 18 April 2018 be taken as read and confirmed.**

Moved by A Vine, Seconded by G Goss

**Carried**

## 5. COUNCIL ASSESSMENT MATTERS

### 5.1 Alan Sheppard Construction Pty Ltd, 185 Esplanade, South Brighton (Report No 163/18)

APPLICANT	:	
DA NO.	:	<u>110/00863/17</u>
APPLICANT	:	<u>ALAN SHEPPARD CONSTRUCTION PTY LTD</u>
LOCATION	:	<u>185 ESPLANADE, SOUTH BRIGHTON</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 2 JUNE 2016</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL ZONE CENTRAL WEST POLICY AREA 3</u>
NATURE OF DEVELOPMENT	:	<u>MERIT</u>
PROPOSAL	:	<u>CONSTRUCTION OF A THREE STOREY RESIDENTIAL FLAT BUILDING CONTAINING THREE RESIDENCE PLUS COMMON UNDERCROFT PARKING, RESIDENTIAL LIFT, BALCONIES AND ASSOCIATED RETAINING WALLS</u>
EXISTING USE	:	<u>RESIDENTIAL</u>
REFERRALS	:	<u>TECHINCAL SERVICES</u>
CATEGORY	:	<u>ONE</u>
RECOMMENDATION	:	<u>DEVELOPMENT PLAN CONSENT</u>

#### Motion

**230518/0022**

1. That the design and siting of all buildings and structures and site works shall be as shown on the plans prepared by Alan Sheppard Constructions, Client Sarah and Martin Robbins, Site Plan, Streetscape, Outdoor Areas, Basement, Apartment 1, Apartment 2, Apartment 3, Elevations 1&2, Elevations 3&4 and Roof Plan dated 07.03.2018 submitted to and approved by Council unless varied by any subsequent conditions imposed herein.
2. That storm water 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 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. All upper level windows on northern and eastern elevations shall have minimum sill heights of 1.7 metres above the associated finished floor level or where windows have sill heights under 1.7 metres above the associated finished floor level, the window is fixed and obscured up to a minimum height of 1.7 metres above the associated finished floor level in such a way as to avoid unreasonable overlooking into adjacent properties to the reasonable satisfaction of Council.**
- 5. All side and rear balconies on the northern and eastern elevations shall comprise fixed screening to a minimum height of 1.7 metres above the associated finished floor level in such a way as to avoid unreasonable overlooking into adjacent properties to the reasonable satisfaction of Council.**
- 6. That landscaping shall comprise where practicable, trees and shrubs that are indigenous to the local area and are semi mature or of fast growing tube stock. 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.**
- 7. 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.**
- 8. 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.**

- 9. 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.**
- 10. 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.**
- 11. That all hard building materials, waste and litter on site be stored in a manner that secures it on site during the construction works.**
- 12. That no solid or liquid trade wastes be discharged to the stormwater system.**
- 13. No building works or objects shall be erected above the building parapet.**

Moved G Goss, Seconded D Bailey

**Carried**

**5.2 Morea Architects, 84-88 Jetty Road, Glenelg (Report No 164/18)**

DA NO.	:	110/00400/17
APPLICANT	:	MOREA ARCHITECTS
LOCATION	:	84-88 JETTY ROAD, GLENELG
DEVELOPMENT PLAN	:	CONSOLIDATED 2 JUNE 2016
ZONE AND POLICY AREA	:	DISTRICT CENTRE ZONE GLENELG POLICY AREA 2
NATURE OF DEVELOPMENT: PROPOSAL	:	MERIT ALTERATIONS AND ADDITIONS TO EXISTING TWO STOREY BUILDING AND CHANGE IN LAND USE COMPRISING THE RETAINMENT OF EXISTING GROUND FLOOR COMPONENT CONTAINING A SHOP AND DEMOLITION OF EXISTING FIRST FLOOR OFFICE AND CONSTRUCTION OF FIRST AND SECOND FLOOR LEVELS COMPRISING A RESIDENTIAL FLAT BUILDING CONTAINING EIGHT DWELLINGS AND CAR STACKING SYSTEM ACCOMMODATING EIGHT VEHICLES ADJACENT TO THE MILTON STREET BOUNDARY
EXISTING USE	:	SHOP (CHEMIST WAREHOUSE) ON THE GROUND LEVEL AND OFFICE ON THE FIRST FLOOR LEVEL
REFERRALS	:	NOT APPLICABLE
CATEGORY	:	TWO
REPRESENTATIONS	:	ONE
RECOMMENDATION	:	DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS

**Motion****230518/0023**

**That the application be deferred seeking further information regarding internal/external relationship, greening, noise attenuation, balcony sizes and useability, storage areas, bike parking, waste management, access to light and clarification as to where light wells are located.**

Moved D Bailey, Seconded A Vine

**Carried**

**6. REPORTS BY OFFICERS**

**6.1 Nil.**

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

Councillor Clancy queried the possibility of providing a permanent speaker system in the Kingston Room

**8. CLOSURE**

The meeting closed at 8:03 pm.

**CONFIRMED      Wednesday, 27 June 2018**

**PRESIDING MEMBER**