

Minutes of the Council Assessment Panel of the City of Holdfast Bay held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 24 January 2018 at 7:00pm.

MEMBERS PRESENT

Acting Presiding Member – D Bailey
G Goss
A Vine
R Clancy

STAFF IN ATTENDANCE

Manager Development Services – A Marroncelli
Team Leader Development Assessment – C Watson

1. OPENING

D Bailey welcomed the people in the gallery.

2. APOLOGIES

Apologies Received – J Newman
Absent – Nil

3. DECLARATION OF INTEREST

Members were reminded to declare their interest before each item.

4. CONFIRMATION OF MINUTES

Motion

240118/0001

That the minutes of the Council Assessment Panel held on 13 December 2017 be taken as read and confirmed.

Moved by G Goss, Seconded by A Vine

Carried

5.1 Metro Property Development (SA) Pty Ltd, 618-620 Brighton Road, Seacliff Park (Report No: 01/18)

DA NO.	:	<u>110/00815/17</u>
APPLICANT	:	<u>METRO PROPERTY DEVELOPMENT (SA) PTY LTD</u>
LOCATION	:	<u>618-620 BRIGHTON ROAD, SEACLIFF PARK</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 2 JUNE 2016</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>LAND DIVISION CREATING EIGHT ALLOTMENTS FROM TWO</u>
EXISTING USE	:	<u>DETACHED DWELLING</u>
REFERRALS	:	<u>DPTI</u>
CATEGORY	:	<u>ONE</u>
REPRESENTATIONS	:	<u>NOT APPLICABLE</u>
RECOMMENDATION	:	<u>DEVELOPMENT APPROVAL</u>

Motion

240118/0002

1. The proposal shall be implemented as shown on the amended plan of division dated 20/12/17 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 Corporation shall be met for the provision of water supply and sewerage services (SA Water H0063719).
4. Payment of \$40980 into the Planning and Development Fund (6 allotment(s) @ \$6830/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 Development Assessment Commission 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 Development Assessment Commission for Land Division Certificate purposes.

Moved A Vine, Seconded G Goss

Carried

**5.2 Metro (SA Housing) Pty Ltd, 618-620 Brighton Road, Seacliff Park
(Report No 02/18)**

DA NO.	:	<u>110/00856/17</u>
APPLICANT	:	<u>METRO (SA HOUSING) PTY LTD</u>
LOCATION	:	<u>618-620 BRIGHTON ROAD, SEACLIFF PARK</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 2 JUNE 2016</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL MEDIUM DENSITY POLICY AREA 5</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>CONSTRUCTION OF TWO, TWO STOREY RESIDENTIAL FLAT BUILDINGS COMPRISING A TOTAL OF EIGHT DWELLINGS AND INTEGRAL GARAGES</u>
EXISTING USE	:	<u>A SINGLE STOREY DETACHED DWELLING</u>
REFERRALS	:	<u>DPTI</u>
CATEGORY	:	<u>TWO</u>
REPRESENTATIONS	:	<u>THREE</u>
RECOMMENDATION	:	<u>DEVELOPMENT PLAN CONSENT WITH CONDITIONS</u>

Speakers: L Smart (on behalf of R Smart), A Moorhouse and C Buttignol

Motion

240118/0003

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 the premises shall be maintained, kept tidy, free of graffiti and in good repair and condition to the reasonable satisfaction of Council at all times.
3. That the premises shall not be used, directly or indirectly, for the purpose now approved until all work has been completed in accordance with the plan approved and the conditions of consent have been complied with, except those conditions that continue to apply.
4. That the finished level of the crossover at the property boundary shall be a minimum of 75mm above the top of kerb in accordance with AS2890.1 and the maximum gradient of the driveway shall not be greater than 5% across the footpath, with the invert profile conforming to AS2876.

Furthermore, the footpaths on either side shall be graded to the driveway preventing tripping hazards at this junction, without any steep grades along the footpath.

The provision for vehicle crossovers and inverts, and reinstatements of existing crossovers not required by the development, be constructed at the owner's expense.

5. That upstairs windows on the northern and eastern elevations of dwellings 1 to 4 and the southern and eastern elevations of dwellings 5 to 8 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 shut or as otherwise approved by Council. Further details of this requirement shall be provided at Building Rules Assessment stage.
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 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.
7. 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.

8. That all domestic mechanical plant and equipment including refrigerated air conditioners, but excluding evaporative air conditioners, shall be mounted on the ground and fitted with an approved acoustic enclosure incorporating correctly designed ventilation, to minimize environmental harm, which includes nuisance from noise, to occupants on adjacent premises.
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.
10. 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.
 11. 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.
 12. 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.
 13. That all hard building materials, waste and litter on site be stored in a manner that secures it on site during the construction works.
 14. That no solid or liquid trade wastes be discharged to the stormwater system.
 15. That the following noise control features shall be incorporated or exceeded in the development for dwellings 1 and 8:
 - (a) ceiling insulation to have a density of at least 40kg/m³ with a minimum of 90mm thickness.
 - (b) windows to be comprised of 6mm laminated glass.
 - (c) all doors, other than those associated with garages, be solid core doors with acoustic sills top and bottom.
 - (d) any ventilation openings be acoustically treated.
 16. That a 2.4 metre high acoustically treated colorbond fence be erected along that portion of the eastern boundary adjacent the visitor parking space and reversing bay at the applicants expense.

DPTI Conditions

17. The Brighton Road access point be flared as far as practicable to allow convenient ingress and egress movements in order to minimise disruption to the free flow of traffic.
18. All vehicles shall enter and exit in a forward direction.

19. Pedestrian sightlines at the access shall be in accordance with AS/NZS 2890.1:2004 figure 3.3.
20. All stormwater generated by the proposal shall be appropriately collected and disposed of without entering or jeopardising the safety of the adjacent arterial road network.

Moved G Goss, Seconded R Clancy

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 7:45 pm.

CONFIRMED Wednesday, 28 February 2018

PRESIDING MEMBER