

Minutes of the Development Assessment Panel of the City of Holdfast Bay held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 22 April 2015 at 7:00pm.

MEMBERS PRESENT

Presiding Member – G Goss
J Newman
N Sim
I Winter
R Clancy
A Bradshaw
M Bouchee

STAFF IN ATTENDANCE

Manager Development Services – A Marroncelli
Development Officers – E Kenchington and A Stamatopoulos

1. OPENING

G Goss 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. PRESIDING MEMBER'S REPORT

Nil

5. CONFIRMATION OF MINUTES

Motion

220415/0032

That the minutes of the Development Assessment Panel held on 25 March 2015 be taken as read and confirmed.

Moved by M Bouchee, Seconded by R Clancy

Carried

6. DEVELOPMENT ASSESSMENT MATTERS

6.1 Pyper Leaker Surveying Services, 20 Rutland Avenue, Brighton (Report No 112/15)

DA NO.	:	<u>110/00920/14</u>
APPLICANT	:	<u>PYPER LEAKER SURVEYING SERVICES</u>
LOCATION	:	<u>20 RUTLAND AVENUE, BRIGHTON</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 13 FEBRUARY 2014</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>CONVENTIONAL LAND DIVISION CREATING TWO ALLOTMENTS FROM ONE WITH A 9.29M AND 9.30M FRONTAGE WIDTH</u>
EXISTING USE	:	<u>SINGLE STOREY DETACHED DWELLING</u>
REFERRALS	:	<u>NO</u>
CATEGORY	:	<u>ONE</u>
REPRESENTATIONS	:	<u>NOT APPLICABLE</u>
RECOMMENDATION	:	<u>DEVELOPMENT REFUSAL</u>

Motion

220415/0033

Development application 110/00920/14 be refused Development Plan Consent as it is contrary to the City of Holdfast Bay Development Plan, Council Wide Objective 18 and Principles, 16(a), 18(a), 49, 51 and Residential Zone Desired Future Character Statement (a) and Objectives 1 and 2 and Principles of Development Control 1 and 2. More specifically, the application does not meet the intent of the Development Plan in relation to:

- Undersized frontage width and allotment sizes;
- Proposed infill development not considered low density; and
- Infill development contrary to zone's suburban character.

Moved N Sim, Seconded R Clancy

Carried

A Bradshaw vacated her seat at 7:06pm having declared an interest in Item 6.2

6.2 Hills Design and Drafting, 10 Dunluce Avenue, Brighton (Report No 113/15)

DA NO.	:	<u>110/00106/15</u>
APPLICANT	:	<u>HILLS DESIGN AND DRAFTING</u>
LOCATION	:	<u>10 DUNLUCE AVENUE, BRIGHTON</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 18 DECEMBER 2014</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL CHARACTER ZONE – STREETSCAPE POLICY AREA 13</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>CARPORT LOCATED FORWARD OF EXISTING DWELLING</u>
REFERRALS	:	<u>NIL</u>
REPRESENTATIONS	:	<u>NIL</u>
CATEGORY	:	<u>TWO</u>
RECOMMENDATION	:	<u>DEVELOPMENT PLAN REFUSAL</u>

Motion

220415/0034

Development Application 110/00106/15 be refused Development Plan Consent for the reason that it is contrary to Residential Character Zone Objectives 1 and 2 and Streetscape Character Policy Area 13 Objectives 1 and 3 as well as Council Wide Objectives Residential Development Principles 15(a)&(b) and 29(a)&(d).

More specifically, the application does not meet the intent of the Development Plan in relation to:

- **Visual dominance of the carport in relation to the existing dwelling façade;**
- **Does not contribute to the desired character of the area; and**
- **Is located forward of the main face of the dwelling.**

Moved N Sim, Seconded J Newman

Carried

A Bradshaw resumed her seat at 7:14pm

6.3 Studio Nine, 12 Lamington Avenue, Seacliff Park (Report No 114/15)

DA NO.	:	110/00843/14
APPLICANT	:	STUDIO NINE
LOCATION	:	12 LAMINGTON AVENUE, SEACLIFF PARK
DEVELOPMENT PLAN	:	CONSOLIDATED 13 FEBRUARY 2014
ZONE AND POLICY AREA	:	RESIDENTIAL ZONE
NATURE OF DEVELOPMENT:	:	MERIT
PROPOSAL	:	TWO SINGLE STOREY DWELLINGS WITH ASSOCIATED GARAGE OF HOUSE 1 LOCATED ON SOUTHERN BOUNDARY WITH A WALL HEIGHT OF 2.75 METRES
EXISTING USE	:	SINGLE STOREY DETACHED DWELLING
REFERRALS	:	NOT APPLICABLE
CATEGORY	:	ONE
REPRESENTATIONS	:	NOT APPLICABLE
RECOMMENDATION	:	REFUSAL

Item 6.3 was withdrawn by the applicant prior to consideration of the matter.

7. REPORTS BY OFFICERS

7.1 Nil.

8. URGENT BUSINESS – SUBJECT TO THE LEAVE OF THE MEETING - Nil

9. CLOSURE

The meeting closed at 7:19 pm.

CONFIRMED Wednesday, 27 May 2015

PRESIDING MEMBER