

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 February 2017 at 7:00 pm.

MEMBERS PRESENT

Presiding Member – J Newman
G Goss
D Bailey
R Clancy
B Patton
L Yates

STAFF IN ATTENDANCE

Manager Development Services – A Marroncelli
Team Leader Development Assessment – C Watson
Development Officers – D Spasic and A Stamatopoulos

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

220217/0001

That the minutes of the Development Assessment Panel held on 14 December 2016 be taken as read and confirmed.

Moved by G Goss, Seconded by L Yates

Carried

5. DEVELOPMENT ASSESSMENT MATTERS

5.1 Dave Potter Honda, 127-135 Brighton Road, Glenelg South (Report No 48/17)

DA NO.	:	110/00423/16
APPLICANT	:	DAVE POTTER HONDA
LOCATION	:	127-135 BRIGHTON ROAD, GLENELG SOUTH
DEVELOPMENT PLAN	:	2 JUNE 2016
ZONE AND POLICY AREA	:	COMMERCIAL AND RESIDENTIAL CHARACTER
NATURE OF DEVELOPMENT	:	MERIT
PROPOSAL	:	CHANGE IN USE FROM SHOP (GARDEN CENTRE) TO STAFF CAR PARK AND CAR STORAGE AREA (CAR BOND)
EXISTING USE	:	SERVICE TRADE PREMISES AND BULKY GOODS OUTLET
REFERRALS	:	DPTI
CATEGORY	:	THREE
REPRESENTATIONS	:	SEVEN
RECOMMENDATION	:	DEVELOPMENT PLAN CONSENT WITH CONDITIONS

Speakers: J Bees, A Seal, R Bouchee, D Dawson on behalf of L Lightfoot, and G Manos on behalf of Dave Potter Honda

Motion

220217/0002

Following a detailed assessment of the proposal against the provisions of the Holdfast Bay (City) Development Plan, and consideration of referrals advice and representations, the application is considered to be reasonably consistent with the relevant provisions of the Development Plan and that the Development Assessment Panel grant Development Plan Consent , to Development Application , subject to the following conditions:

1. That the design and siting of all buildings and structures and site works shall be as shown on the amended 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 each car parking space within the customer car park shall conform to the applicable Australian Standard. Such car parking spaces shall be line marked with continuous white lines along the whole of each side of each car parking space prior to the use of the development herein approved and such line marking shall be maintained in good and substantial conditions at all times to the reasonable satisfaction of the Council.

4. That the existing access point on lot 108 be closed and landscaping be extended across the access point and the crossover be re-instated with kerb at the applicant's expense.
5. That the existing access on the southern side of lot 109 be used and clearly signed as entrance only.
6. That loading and unloading of car carriers be undertaken outside of peak traffic and bike lane hours on adjacent roads and peak times of site operation.
7. That all access shall be restricted to left in and left out movements only.
8. That any landscaping located along Brighton Road property boundary in close proximity to the access points shall be low growing so as not to restrict driver sightlines. All vegetation shall be replaced if or when it dies or becomes seriously diseased.
9. That no stormwater from this development shall discharge on-surface to Brighton Road. In addition any existing drainage of the road shall be accommodated by the development and any alterations to road drainage infrastructure as a result of this development shall be at the expense of the developer.
10. 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.
11. 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.
12. A detailed landscape plan and schedule shall be submitted prior to the issue of Development Approval showing suitable species of vegetation alongside the length of the western fence line, incorporating mature trees and shrubs of between 2 metres and 3 metres in height, to the reasonable satisfaction of Council. Landscaping shall be established within 3 months of occupation and maintained with any such vegetation being replaced if and when it dies or becomes seriously diseased.
13. Stormwater shall be treated and detained on site, with any discharge and surface runoff directed away from the western property boundary.

- 14. No servicing of vehicles shall occur in the area allocated for the car store (bond) as shown in the approved plans.**

Moved D Bailey, Seconded L Yates

Carried

5.2 Raquel Pacicca, 8 Daly Street, Somerton Park (Report No 49/17)

DA NO.	:	<u>110/00973/16</u>
APPLICANT	:	<u>RAQUEL PACICCA</u>
LOCATION	:	<u>8 DALY STREET, 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>A PAIR OF TWO STOREY DETACHED DWELLINGS WITH ASSOCIATED GARAGES AND VERANDAHS</u>
EXISTING USE	:	<u>RESIDENTIAL</u>
REFERRALS	:	<u>NOT APPLICABLE</u>
CATEGORY	:	<u>TWO</u>
REPRESENTATIONS	:	<u>TWO</u>
RECOMMENDATION	:	<u>DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS</u>
HEARING OF REPRESENTORS	:	<u>LEE AND JANET PRATT ANDRIS VALODZE AND JAQUELINE DONE</u>
HEARING OF APPLICANT	:	<u>RAQUEL PACICCA</u>

D Bailey left the meeting at 9:01 pm having declared a conflict of interest with respect to Item 5.2

Speakers: J Done and R Paccicca

Motion

220217/0003

Following a detailed assessment of the proposal against the provisions of the Holdfast Bay (City) Development Plan, the Development Assessment Panel considers that the development is reasonably consistent with the Development Plan and resolves to grant Development Plan Consent to Development Application 110/00973/16 comprising the construction of a pair of two storey detached dwellings with integral garages and verandahs at 8 Daly Street, Somerton Park, subject to the following conditions:

- 1. That the design and siting of all buildings and structures and site works shall be as shown on the plans prepared by Little Urban Studio, pages 1 – 5, dated 26 September 2016 & plans prepared by RCI Consulting Engineers, Job No. C22335, Sheet 1, dated 21 October 2016 submitted to and approved by Council unless varied by any subsequent conditions imposed herein.**

2. That all upstairs windows on the northern side, southern side and western rear elevations of the northern-most dwelling and all upstairs windows on the northern side and western rear elevations of the southern-most dwelling 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.
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. The proposed stormwater disposal system will be satisfactory if it caters for a 5 year rainfall event and the discharge to the street does not exceed 10 litres per second. Any excess above this flow is to be detained on site.
5. A detailed landscape plan and schedule shall be submitted prior to Development Approval showing plantings in the front and rear yards, including trees, to the reasonable satisfaction of Council. Landscaping shall be established within 3 months of occupation and maintained with any such vegetation being replaced if and when it dies or becomes seriously diseased.
6. 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.
7. 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.
8. 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.

9. That all hard building materials, waste and litter on site be stored in a manner that secures it on site during the construction works.
10. That no solid or liquid trade wastes be discharged to the stormwater system.
11. That each driveway shall be tapered to a crossover that measures no wider than 4.5 metres and is located a minimum distance of 1 metre from all existing street trees.
12. That all street trees are protected during the period of construction with tree guards that are installed prior to the commencement of any work on the site.

Moved G Goss, Seconded L Yates

Carried

D Bailey returned to the meeting at 9:17 pm.

**5.3 Metro (SA Housing) Pty Ltd, 14a Kingston Crescent, Kingston Park
(Report No 50/17)**

DA NO.	:	110/01007/16
APPLICANT	:	METRO (SA HOUSING) PTY LTD
LOCATION	:	14A KINGSTON CRESCENT, KINGSTON PARK
DEVELOPMENT PLAN	:	CONSOLIDATED 2 JUNE 2016
ZONE AND POLICY AREA	:	RESIDENTIAL ZONE
NATURE OF DEVELOPMENT	:	MERIT
PROPOSAL	:	TWO STOREY DETACHED DWELLING WITH INTEGRATED GARAGE LOCATED ON WESTERN SIDE BOUNDARY
REFERRALS	:	NIL
CATEGORY	:	TWO
REPRESENTATIONS	:	ONE
RECOMMENDATION	:	DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS

Speakers: B Lewis and L Rickard

Motion

220217/0004

Following a detailed assessment of the proposal against the provisions of the Holdfast Bay (City) Development Plan, the Development Assessment Panel considers that the development is reasonably consistent with the Development Plan and resolves to grant Development Plan Consent to Development Application 110/01007/16 subject to the following 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 amended plans are provided to council prior to the issue of Development Approval showing the dwelling sited a further 500 mm from the front property boundary.
3. That stormwater 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 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.

10. That all upstairs windows on the southern, eastern and western elevations 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.
11. 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.

Moved R Clancy, Seconded G Goss

Carried

5.4 Leon Hastwell, 27 Augusta Street, Glenelg (Report No 51/17)

DA NO.	:	<u>110/00972/16</u>
APPLICANT	:	<u>LEON HASTWELL</u>
LOCATION	:	<u>27 AUGUSTA STREET, GLENELG</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 2 JUNE 2016</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL CHARACTER ZONE STREETScape CHARACTER (GLENELG AND GLENELG NORTH) POLICY AREA 14</u>
NATURE OF DEVELOPMENT :		<u>MERIT</u>
PROPOSAL	:	<u>SINGLE STOREY DWELLING ADDITION WITH WALL LOCATED ON EASTERN SIDE BOUNDARY AND GARAGE LOCATED ON NORTHERN AND SOUTHERN SIDE BOUNDARIES OF REAR LANE ADJACENT TO ROSE STREET</u>
REFERRALS	:	<u>NIL</u>
CATEGORY	:	<u>TWO</u>
REPRESENTATIONS	:	<u>NIL</u>
RECOMMENDATION	:	<u>DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS</u>

Motion

220217/0004

Following a detailed assessment of the proposal against the provisions of the Holdfast Bay (City) Development Plan, the Development Assessment Panel considers that the development is reasonably consistent with the Development Plan and resolves to **grant Development Plan Consent** to Development Application 110/00972/16 subject to the following 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 stormwater 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.

3. 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.
4. 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.
5. 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.
6. That all hard building materials, waste and litter on site be stored in a manner that secures it on site during the construction works.
7. That no solid or liquid trade wastes be discharged to the stormwater system.

Moved L Yates, 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 9:40 pm.

CONFIRMED **Wednesday, 22 March 2017**

PRESIDING MEMBER