

Minutes of the Development Assessment Panel of the City of Holdfast Bay held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 24 August 2016 at 7:00pm.

MEMBERS PRESENT

Presiding Member – J Newman
D Bailey
P Dinning
R Clancy
A Bradshaw
L Yates

STAFF IN ATTENDANCE

Manager Development Services – A Marroncelli
Development Officer – D Spasic

1. OPENING

J Newman welcomed the people in the gallery.

2. APOLOGIES

Apologies Received – G Goss
Absent – Nil

3. DECLARATION OF INTEREST

Members were reminded to declare their interest before each item.

4. CONFIRMATION OF MINUTES

Motion

240816/0036

That the minutes of the Development Assessment Panel held on 27 July 2016 be taken as read and confirmed.

Moved by A Bradshaw, Seconded by L Yates

Carried

5. DEVELOPMENT ASSESSMENT MATTERS

5.1 Hames Sharley (SA) Pty Ltd, 184-210 Brighton Road, Somerton Park (corner of Green Lane and Chopin Road) (Report No 194/16)

DA NO.	:	<u>110/00441/16</u>
APPLICANT	:	<u>HAMES SHARLEY (SA) PTY LTD</u>
LOCATION	:	<u>184-210 BRIGHTON ROAD, SOMERTON PARK (CORNER OF GREEN LANE AND CHOPIN ROAD)</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 2 JUNE 2016</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL ZONE INSTITUTION POLICY AREA 4</u>
NATURE OF DEVELOPMENT:	:	<u>MERIT</u>
PROPOSAL	:	<u>VARIATION TO DA: 110/01081/15 (EQUIPMENT SHED WITH ANCILLARY AMENITY AREAS LOCATED ON THE CORNER OF GREEN LANE AND CHOPIN ROAD) - COMPRISING THE RELOCATION OF WASH BAY AREA AND CROSSOVER ON CHOPIN ROAD, THE ADDITION OF A VERANDAH AND RESIZED WATER TANKS</u>
REFERRALS	:	<u>NIL</u>
CATEGORY	:	<u>THREE</u>
REPRESENTATIONS	:	<u>ONE</u>
RECOMMENDATION	:	<u>DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS</u>

Motion

240816/0037

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 Applications 110/00441/16 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 by Hames Sharley Pty Ltd, Project No. 31670, Drawing No: SD100 Rev D 23 June 2016; SD401 Rev A 18 July 2016; SD402 Rev D 18 July 2016; SD403 Rev C 23 May 2016; SD220 14 December 2015; and SD200 14 December 2015 and approved by Council unless varied by any subsequent conditions imposed herein.
2. 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.

2. **The wall height of the soil bay shall not exceed 2 metres in height above ground level, as stated in the applicants reply to the statement of representation.**
3. **That a landscape plan and schedule be submitted to Council prior to development approval which comprises semi-mature hedging with a minimum growth height of 3 metres established adjacent to the Chopin Road and Green Lane allotment boundaries so as to screen the proposed maintenance shed, soil bays, wash down bay, pump shed and bore water tanks to the reasonable satisfaction of Council. 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.**
4. **That the outbuilding approved herein shall not conduct any activities that will create any appreciable noise, smoke, smell, dust or other nuisances.**
5. **That adequate provision be made for the disposal of stormwater to the reasonable satisfaction of Council. Where possible, stormwater should be retained on site by the use of natural drainage methods.**
6. **That the car park be used only by maintenance staff of Sacred Heart College.**
7. **That temporary fencing be erected during the period of construction around the regulated Sugar Gum at a distance of 5 metres on all sides of the tree, as recommended in the Tree Protection Plan forming part of the application.**
8. **That the development guidelines and recommendations of the arborist report be adhered to during the construction of the proposed development.**
9. **That the canopy associated with the wash bay remain open on all sides and not be enclosed without the prior consent of Council.**

Moved D Bailey, Seconded A Bradshaw

Carried

5.2 Brighton Crash Repairs, 2 Arundel Road, Brighton (Report No 195/16)

DA NO.	:	110/00471/16
APPLICANT	:	BRIGHTON CRASH REPAIRS
LOCATION	:	2 ARUNDEL ROAD, BRIGHTON
DEVELOPMENT PLAN	:	CONSOLIDATED 2 JUNE 2016
ZONE AND POLICY AREA	:	RESIDENTIAL ZONE
NATURE OF DEVELOPMENT:		MERIT
PROPOSAL	:	CONVERT ALLOTMENT 9 (FRONTING ARUNDEL ROAD) AND PORTION OF ALLOTMENT 10 (FRONTING GREGORY LANE) INTO A CARPARK ASSOCIATED WITH BRIGHTON CRASH REPAIRS (NON-COMPLYING)
EXISTING USE	:	VACANT
REFERRALS	:	CITY ASSETS
CATEGORY	:	THREE
REPRESENTATIONS	:	FOUR
RECOMMENDATION		DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS

Speakers: B Burke, B Nash and J Levinson on behalf of applicant

Motion**240816/0038**

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 not seriously at variance with the Development Plan and resolves to seek the concurrence of the Development Assessment Commission pursuant to Section 35(3)(b) of the Development Act 1993, with the Development Assessment Panel's decision to grant Development Plan Consent to Development Application 110/00471/16.

Should the Development Assessment Commission concur with Council's Development Assessment Panel's decision, then it is recommended that the following conditions are imposed:

- 1. That the design and siting of all buildings, structures, site works and landscaping shall be as shown on the plans (drawing number A16/03/P1.1 dated 6/2/16) submitted to and approved by Council unless varied by any subsequent conditions imposed herein.**
- 2. That the development be undertaken and managed in accordance with the Statement of Effect by MasterPlan dated 1 July 2016.**
- 3. That landscaping as detailed in the application for development shall be of an advanced species or of a fast growing tube stock, planted prior to occupation and shall be maintained in good health and condition at all times. Any such vegetation shall be replaced if and when it dies or becomes seriously diseased.**

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 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.
6. That the carpark shall not be used, directly or indirectly, for the purpose now approved until all work associated with the car park has been completed in accordance with the plan approved and relevant conditions of consent have been complied with, except those conditions that continue to apply.
7. That the existing crossover in Arundel Road be closed and re-instated to kerb at the owner's expense.
8. That the car park access to Gregory Lane be locked and secured outside the hours of 7:00am to 6:00pm Monday to Friday.
9. That no vehicle that has been booked in to be repaired be stored on Arundel Road.
10. That no car parts, paints, oils or equipment associated with the crash repair business be stored on the subject site other than what can be stored within the bins as shown on the submitted plan.

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.

Moved P Dinning, Seconded D Bailey

Carried

5.3 Dr Mark Barns, 19 Nile Street, Glenelg (Report No 196/16)

DA NO.	:	110/00499/16
APPLICANT	:	DR MARK BARNES
LOCATION	:	19 NILE STREET, GLENELG
DEVELOPMENT PLAN	:	CONSOLIDATED 2 JUNE 2016
ZONE AND POLICY AREA	:	RESIDENTIAL CHARACTER ZONE, CENTRAL GLENELG VILLAGE POLICY AREA 8
NATURE OF DEVELOPMENT: PROPOSAL	:	NON-COMPLYING RETROSPECTIVE CHANGE OF USE FROM OFFICE TO CONSULTING ROOMS (NON-COMPLYING)
REFERRALS	:	NIL
CATEGORY	:	THREE
REPRESENTATIONS	:	NIL
RECOMMENDATION	:	DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS

Motion**240816/0039**

Following a detailed assessment of the amended proposal against the provisions of the Holdfast Bay (City) Development Plan, the Development Assessment Panel considers that the development is not seriously at variance with the Development Plan and resolves to seek the concurrence of the Development Assessment Commission pursuant to Section 35(3)(b) of the Development Act 1993, with the Development Assessment Panel's decision to grant Development Plan Consent to Development Application 110/00499/16.

Should the Development Assessment Commission concur with Council's Development Assessment Panel's decision, then it is recommended that the following conditions are imposed:

1. That the development is undertaken in accordance with the plans submitted to Council and the Statement of Effect and Statement of Support.

Moved D Bailey, Seconded P Dinning

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 8:10 pm.

CONFIRMED **Wednesday, 28 September 2016**

PRESIDING MEMBER