

Minutes of the Development Assessment Panel of the City of Holdfast Bay held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 28 May 2014 at 7:00pm.

MEMBERS PRESENT

Presiding Member – G Goss
J Newman
N Sim
R Clancy
T Looker
J Huckstepp

STAFF IN ATTENDANCE

Team Leader Development Assessment – C Watson
Development Officers – D Spasic and R DeZeeuw

1. OPENING

G Goss welcomed the people in the gallery.

2. APOLOGIES

Apologies Received – I Winter
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

280514/0031

That the minutes of the Development Assessment Panel held on 23 April 2014 be taken as read and confirmed.

Moved by J Huckstepp, Seconded by R Clancy

Carried

6. DEVELOPMENT ASSESSMENT MATTERS

6.1 Dave Potter Honda C/-Masterplan Pty Ltd, 129-135 Brighton Road, Glenelg South (Report No 135/14)

DA NO.	:	<u>110/00045/14</u>
APPLICANT	:	<u>DAVE POTTER HONDA C/-MASTERPLAN PTY LTD</u>
LOCATION	:	<u>129-135 BRIGHTON ROAD, GLENELG SOUTH</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 21 MARCH 2013</u>
ZONE AND POLICY AREA	:	<u>HISTORIC (CONSERVATION) ZONE – RESIDENTIAL (NEW GLENELG)</u>
NATURE OF DEVELOPMENT:		<u>NON-COMPLYING</u>
PROPOSAL	:	<u>CHANGE IN LAND USE FROM GARDEN CENTRE (SERVICE TRADE PREMISES) TO VEHICLE SERVICING BUILDING (MOTOR REPAIR STATION) COMPRISING THE DEMOLITION OF EXISTING BUILDINGS AND STORAGE YARD AND CONSTRUCTION OF A NEW BUILDING IN THE NORTH WESTERN CORNER OF THE SUBJECT SITE TO FORM AN ADDITION FIXED TO THE NORTHERN ELEVATION OF EXISTING VEHICLE SERVICING BUILDING (MOTOR REPAIR STATION) IN ASSOCIATION WITH EXISTING MOTOR VEHICLE DEALERSHIP (SERVICE TRADE PREMISES) NON-COMPLYING</u>
EXISTING USE	:	<u>GARDEN CENTRE (SERVICE TRADE PREMISES)</u>
REFERRALS	:	<u>NOT APPLICABLE</u>
CATEGORY	:	<u>THREE</u>
REPRESENTATIONS	:	<u>FIVE</u>
REPRESENTORS TO BE HEARD:		<u>PETER PSALTIS (NORMAN WATERHOUSE) ON BEHALF OF EDDIE AND CATE LIGHTFOOT DREW SEAL AND SHEREYN HUNT SUZANNE BEES AND ADAM CRABBE</u>
RECOMMENDATION		<u>DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS</u>

T Looker declared a perception of bias and withdrew from the meeting.

Speakers: S Bees, P Psaltis and David Bills

Motion**280514/0032**

Following a detailed assessment of the proposal against the provisions of the Holdfast Bay (City) Development Plan, that the Development Assessment Panel **refuse Development Plan Consent** to Development Application 110/00045/14 in that it is at variance with Council Wide Objectives 3(d), 50, 67, 68, 90, Council Wide Principles of Development Control 2, 12, 168, 173, 174, 198, 202, 268, Historic (Conservation) Zone – Residential (New Glenelg) Zone Objective 1, 2 and Principles 1, 4, 7 and Commercial Zone Objective 3 and Principle 5. Specifically the proposal does not meet the intent of the Development Plan by way of:

- Not being compatible with amenity of locality;
- Visual and acoustic impacts;
- Not providing an appropriate buffer to residential zones; and
- Not consistent with anticipated use of zones.

Moved N Sim, Seconded R Clancy

Carried

Tim Looker returned to the meeting.

6.2 C Lamb, 12A Robert Street, Glenelg South (Report No 136/14)

DA NO.	:	<u>110/00042/14</u>
APPLICANT	:	<u>C LAMB</u>
LOCATION	:	<u>12A ROBERT STREET, GLENELG SOUTH</u>
DEVELOPMENT PLAN	:	<u>21 MARCH 2013</u>
ZONE AND POLICY AREA	:	<u>HISTORIC (CONSERVATION) ZONE - RESIDENTIAL (NEW GLENELG)</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>DEMOLITION OF EXISTING DWELLING AND ASSOCIATED OUTBUILDING LOCATED WITHIN HISTORIC (CONSERVATION) ZONE</u>
EXISTING USE	:	<u>RESIDENTIAL – SINGLE STOREY DETACHED DWELLING</u>
REFERRALS	:	<u>HERITAGE CONSULTANTS – MC DOUGALL AND VINES AND ANDREW STEVENS</u>
CATEGORY	:	<u>ONE</u>
REPRESENTATIONS	:	<u>NOT APPLICABLE</u>
RECOMMENDATION	:	<u>REFUSAL</u>

Motion**280514/0033**

That the application be deferred to the 25 June 2014 Development Assessment Panel Meeting at the applicants request.

Moved J Huckstepp, Seconded J Newman

Carried

6.3 Access Planning Pty Ltd, 397-409 Brighton Road, Brighton (Report No 137/14)

DA NO.	:	<u>110/00073/14</u>
APPLICANT	:	<u>ACCESS PLANNING PTY LTD</u>
LOCATION	:	<u>397-409 BRIGHTON ROAD, BRIGHTON</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 21 MARCH 2013</u>
ZONE AND POLICY AREA	:	<u>DISTRICT CENTRE B</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>CONSTRUCTION OF A CHILD CARE CENTRE COMPRISING A SINGLE STOREY BUILDING LOCATED PARTIALLY ON SOUTHERN SIDE BOUNDARY, ONE SHADE STRUCTURE LOCATED IN FRONT OF THE BUILDING AND TWO LOCATED AT THE REAR OF THE BUILDING, FENCING EXCEEDING 2.1 METRES ON REAR AND SIDES AND ASSOCIATED CARPARKING AND LANDSCAPING ACCESSED FROM BRIGHTON ROAD</u>
EXISTING USE	:	<u>VACANT</u>
REFERRALS	:	<u>HERITAGE ADVISOR DEPARTMENT OF PLANNING, TRANSPORT AND INFRASTRUCTURE – TRANSPORT SERVICES DIVISION</u>
CATEGORY	:	<u>TWO</u>
REPRESENTATIONS	:	<u>ONE – IN SUPPORT</u>
RECOMMENDATION	:	<u>DEVELOPMENT PLAN CONSENT, SUBJECT TO CONDITIONS</u>

Motion**280514/0034**

1. That the design and siting of all buildings and structures and site works shall be as shown on the plans numbered 11/13-P1G, 11/13-P3B, 11/13-P2B and accompanying documents submitted to the Council unless varied by any subsequent conditions imposed herein.
2. 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.
3. That the provision for vehicle crossovers and inverts, and reinstatements of existing crossovers not required by the development, be constructed at the owner's expense. Any new or reconstructed driveway shall not exceed a width of 7.6m when measured at the kerb unless approved in writing by Council and shall be constructed to Council's commercial standard concrete with reinforcing mesh (single layer F72 mesh). The corresponding crossovers need to be constructed from 80mm interlocking pavers (Boral Interpave or similar) to match the existing colour and internal areas subject to commercial vehicle traffic shall be similarly constructed to minimise pavement failure.

4. That a storm water management plan detailing storm water retention and re-use shall be submitted to Council for approval prior to the issue of full Development Approval.
5. 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.
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. All mechanical plant and equipment shall be designed and constructed to comply with the noise targets listed in the current Environment Protection (Noise) Policy, Part 5 – Development authorisation applications, Clause 20, Development authorisation applications.
10. Noise emissions from mechanical plant and equipment shall limit noise emissions to 52dB(A) during the day (7am to 10pm) and 45dB(A) at night (10pm to 7am) at adjacent residences when assessed in accordance with the South Australian Environment Protection (Noise) Policy 2007.
11. Outdoor advertisements shall:
 - (a) not include any LED or LCD displays.
 - (b) be illuminated at low brightness levels so as to minimise distraction to motorists.
 - (c) no element flashes, scrolls, moves or changes.
 - (d) be of low reflectivity to minimise headlight and sun glare that may distract motorists.
 - (e) Not at any time include trailer mounted variable message displays.
 - (f) Be located not closer than 2 metres to the Brighton Road boundary of the subject land to maintain acceptable lines of sight for drivers of motor vehicles.

12. That landscaping shall comprise at least six substantial trees be planted across the frontage, for example Manchurian Pears or similar, to provide a better landscaped character for this building. These trees shall be planted on either side of the in/out ramp and along the front planting strip. In between the trees shall be a hedge treatment of Viburnum Tinus or equivalent. 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.
13. Fencing on the western and part southern boundaries shall be a minimum of 2.5 metres in height and constructed as recommended by the Sonus Acoustic report dated 10 January 2014.

NOTES:

1. In addition to the provisions of the Building Code of Australia relating to access for people with disabilities, you must comply with the Commonwealth Disability Discrimination Act, 1992. Compliance with the Act is the responsibility of the property owner.
2. Permits will be required for undergrounding of power, stormwater and any hoarding of Council's footpath.

Moved T Looker, Seconded J Huckstepp

Carried

7. REPORTS BY OFFICERS

7.1 Nil.

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

9. CLOSURE

The meeting closed at 8:09 pm.

CONFIRMED Wednesday, 25 June 2014

PRESIDING MEMBER